

Sandhills Park, Newark NG24 1DG



A two bedroom semi detached property situated in a popular residential cul-de-sac a short distance from the town centre. In addition to the two bedrooms, there is a nicely proportioned lounge, an excellent dining kitchen, conservatory and first floor bathroom. The property has off road parking and a pretty garden to the rear. Double glazing (predominantly timber), and gas central heating are installed. Available for purchase with NO CHAIN.

£170,000





Situation and Amenities

This property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hall

The entrance hallway has the staircase rising to the first floor and a door providing access through to the lounge. The hallway has light coloured wood laminate flooring, dado rail, a ceiling light point and a radiator.

Lounge 13' 10" x 8' 8" (4.21m x 2.64m) (excluding bay window)

This nicely proportioned reception room has a square bay window to the front elevation. The focal point of the lounge is the fireplace with electric fire. The room has a useful storage cupboard which is sited beneath the staircase, the same flooring that flows through from the hallway, cornice to the ceiling, a ceiling light point and a radiator. A door opening leads through to the dining kitchen.

Dining Kitchen 11' 9" x 9' 9" (3.58m x 2.97m)

The dining kitchen has a window to the rear elevation looking into the conservatory, and a half glazed door that leads into the conservatory. The kitchen is fitted with a range of base units complemented with granite work surfaces and metro tiled splash backs. There is a stainless steel sink, and an integrated oven with ceramic hob. The room is of sufficient size to accommodate a dining table, and has a ceramic tiled floor, a ceiling light point and a radiator. The central heating boiler is located here.

Conservatory 9' 9" x 6' 4" (2.97m x 1.93m)

The conservatory is of dwarf brick construction with a upvc frame, and provides a most useful and versatile additional space. There are triple aspect windows looking out to the garden, and a glazed door providing access to the garden. The conservatory is centrally heated, has space and plumbing for a washing machine, timber panelling to the walls, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the two bedrooms and the bathroom. The landing has solid wood flooring, dado rail, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One 9' 9" x 9' 6" (2.97m x 2.89m) (excluding wardrobes)

A double bedroom with a secondary glazed window to the front elevation, a ceiling light point and a radiator. The bedroom has a fitted double wardrobe, and also a storage cupboard which is sited above the staircase.

Bedroom Two 11' 9" x 6' 10" (3.58m x 2.08m)

A good sized second bedroom with a window to the rear elevation, and a range of fitted furniture including wardrobes and storage drawers. The bedroom has wood laminate flooring, a ceiling light point and a radiator.

Bathroom 6' 9" x 5' 5" (2.06m x 1.65m)

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The room has part ceramic tiling to the walls, an extractor fan, a ceiling light point and a radiator.

Outside

To the front of the property is a small lawned garden, adjacent to which is a footpath leading to the front door. Down the side of the property is the driveway which provides off road parking for several vehicles. Gated access leads into the rear garden.

Rear Garden

The rear garden is enclosed and comprises an artificial lawn and a number of hard landscaped areas. The timber garden shed is included within the sale.

Council Tax

The property is in Band A.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

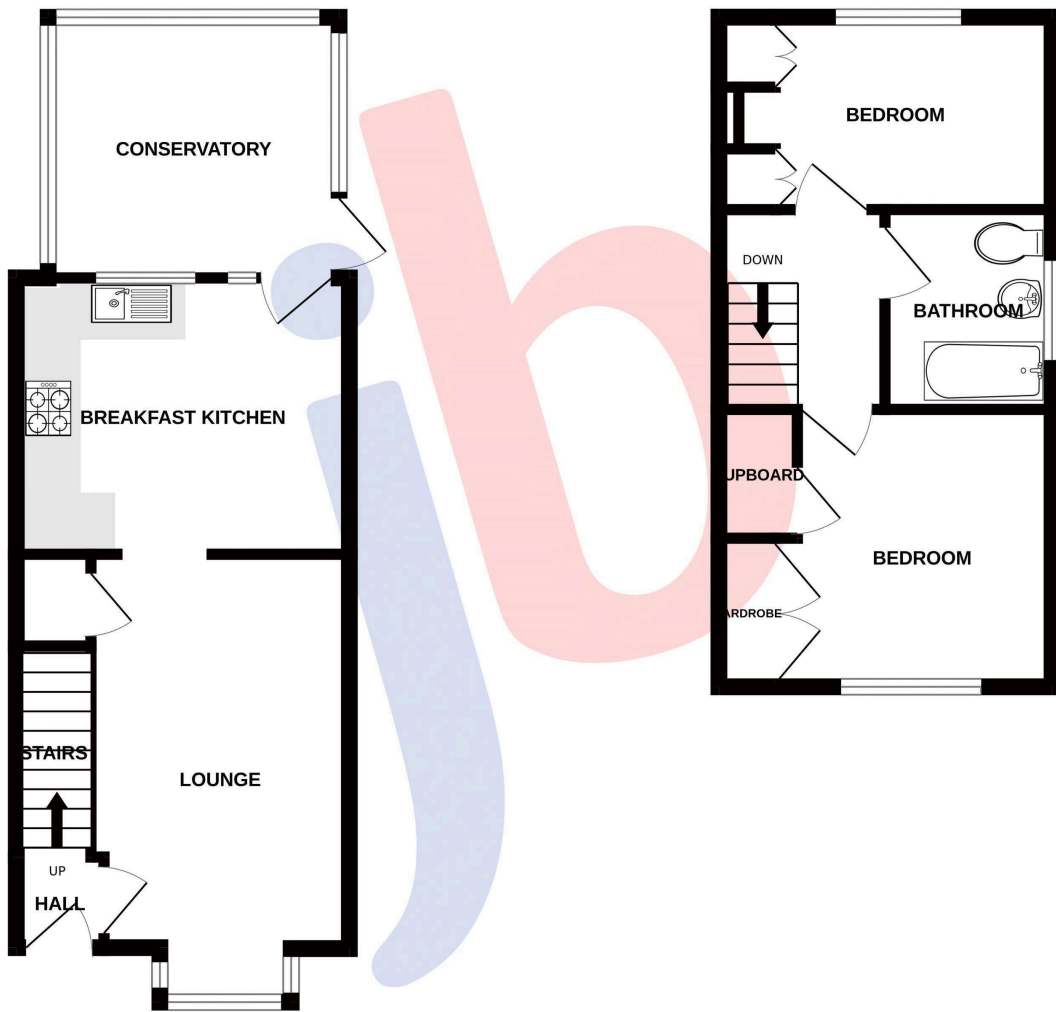
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007735 20 May 2026



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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