



Lincoln Road, Newark

Asking Price £325,000



## Lincoln Road

### Newark

**\*MARKETED WITH NO CHAIN\*** Privately positioned away from the road and enjoying a non-estate setting, this magnificent detached bungalow offers a superb combination of privacy, versatility and exceptional presentation.

Approached via a long gravelled driveway and enjoying extensive off-road parking, the property has been tastefully renovated and upgraded to an impressive standard, creating a genuine show-home quality interior that requires little more than for a new owner to move in and enjoy. A particular highlight is the beautifully crafted handmade bespoke kitchen, whilst the bungalow also benefits from three versatile reception spaces, three well-proportioned bedrooms and a quality ensuite to the largest bedroom.

The property is ideally situated for convenient access to Newark town centre, Newark North Gate railway station with its main line connections to London King's Cross, as well as excellent road links via the A1 and A46.

The accommodation begins with an entrance porch leading into a welcoming entrance hallway. The bay-fronted lounge provides an attractive reception room and opens through to a separate dining room, whilst a large conservatory provides an additional versatile living space with doors opening directly onto the garden. The stunning bespoke handmade kitchen has been thoughtfully designed and finished to a high standard, with an excellent range of units and integrated appliances including an induction hob, double electric oven and warming drawer.

An inner hallway leads through to the sleeping accommodation and bathroom. There are three well-proportioned bedrooms, with the main bedroom enjoying the considerable benefit of a quality ensuite shower room. A modern family bathroom completes the internal accommodation.





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Outside, the property is approached via a long private gravelled driveway, immediately creating a wonderful sense of seclusion and privacy. Gates open into an extensive additional gravelled parking area, providing an exceptional amount of off-road parking and leading towards two garages. One garage is currently utilised as a useful store/workshop, whilst the second is particularly generous in size and provides access to a useful utility room.

The gardens wrap around the bungalow and have been thoughtfully landscaped with ease of maintenance in mind. There are several paved areas providing excellent spaces for outdoor entertaining, together with a lawned area and a variety of established shrubs and mature trees providing attractive borders and a pleasant degree of privacy. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

**Porch**

4' 2" x 3' 8" (1.27m x 1.12m)

**Entrance Hall**

7' 0" x 5' 2" (2.13m x 1.57m)

**Lounge**

14' 0" x 13' 1" (4.27m x 3.99m)

maximum measurements into bay window

**Dining Room**

10' 3" x 8' 9" (3.12m x 2.67m)

**Conservatory**

12' 9" x 10' 0" (3.89m x 3.05m)

**Kitchen**

10' 9" x 8' 10" (3.28m x 2.69m)

**Inner Hall**

9' 7" x 2' 9" (2.92m x 0.84m)

**Bedroom One**

13' 5" x 12' 9" (4.09m x 3.89m)

**Ensuite Shower Room**

6' 1" x 4' 9" (1.85m x 1.45m)





#### Bedroom Two

12' 0" x 9' 10" (3.66m x 3.00m)

#### Bedroom Three

8' 10" x 7' 9" (2.69m x 2.36m)

#### Bathroom

7' 7" x 6' 1" (2.31m x 1.85m)

maximum measurements

#### Garage

20' 0" x 8' 9" (6.10m x 2.67m)

#### Garage/Store

14' 2" x 6' 6" (4.32m x 1.98m)

#### Utility Room

6' 7" x 5' 5" (2.01m x 1.65m)

#### Agent's Note

There is an initial shared drive approach to the property.



## Services

Mains gas, electricity, water and drainage are connected.

## Square Footage

The square footage for this property is approximately 1,345 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

## Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





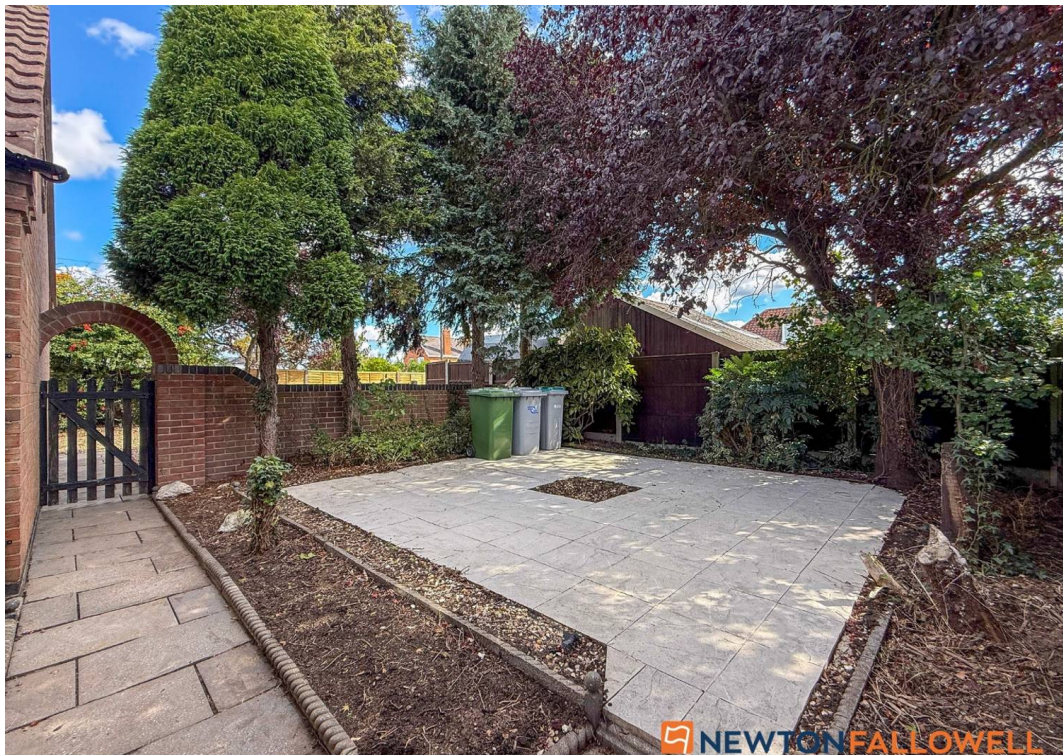
### Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





## GROUND FLOOR





## Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · [newark@newtonfallowell.co.uk](mailto:newark@newtonfallowell.co.uk) · [www.newtonfallowell.co.uk/newark](http://www.newtonfallowell.co.uk/newark)

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