



Lavender Way, Newark

Guide Price £220,000 to £230,000



## Lavender Way

### Newark

Offering flexible and generously proportioned accommodation across three floors, this immaculately maintained modern end town house benefits from being conveniently located on the outskirts of Newark town centre with superb access to the A1 and a range of local amenities, whilst also boasting a SOUTH WEST facing rear garden with a single garage and parking found to the rear of the property.

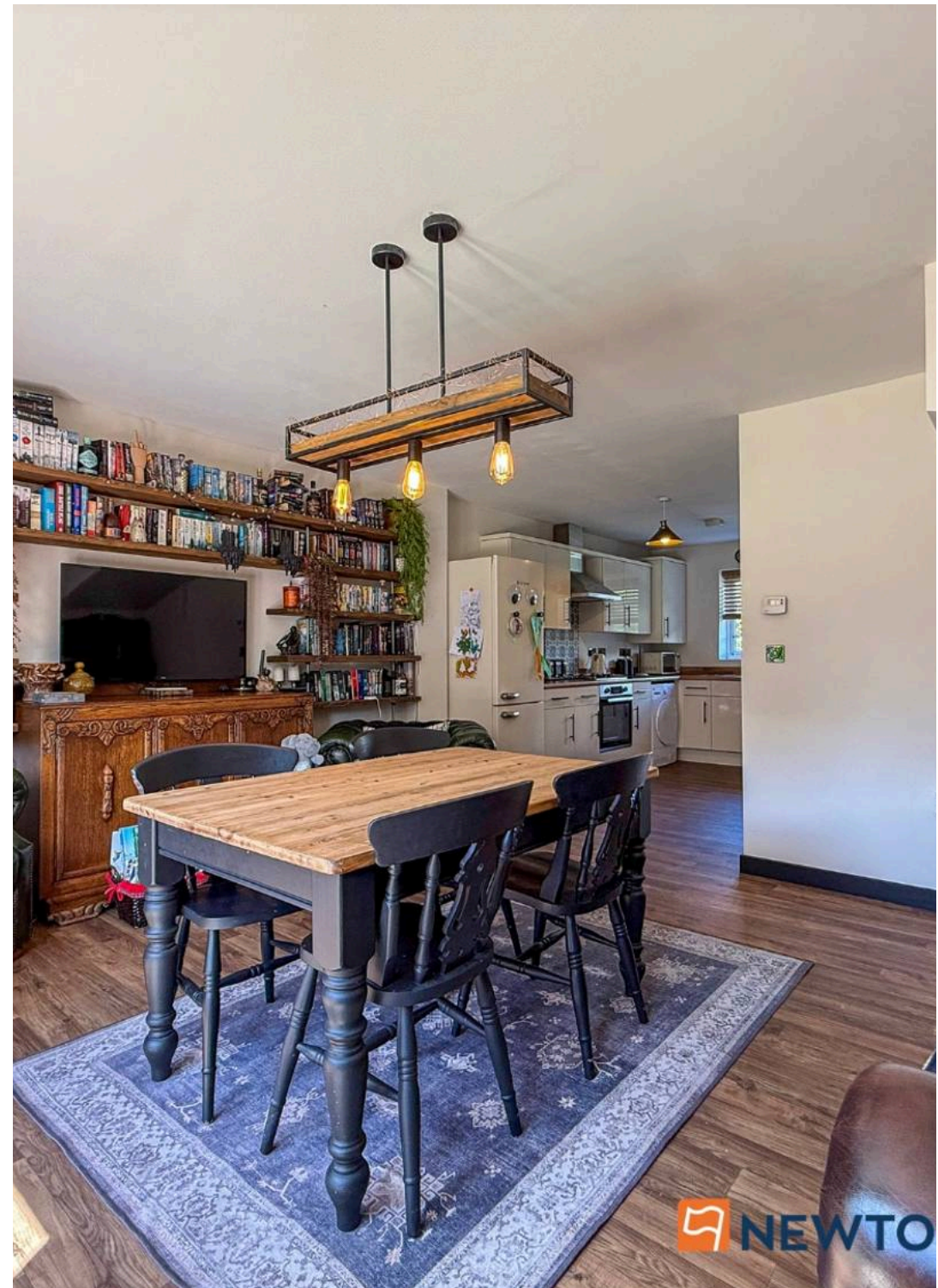
The property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, and a wonderful open plan living/dining kitchen space with the kitchen having appliances to include a four ring gas hob and electric oven. The living/dining space offers a versatile space and has French doors to the rear garden. The first floor has a generous L-shaped lounge, double bedroom and shower room. To the second floor, there is a quality family bathroom suite and three bedrooms, with the main bedroom having fitted wardrobes and an upgraded ensuite shower room.

Outside, the property enjoys a low maintenance south west facing rear garden that benefits from a large paved entertaining area with steps up to a further decked seating area. A secure passageway to the side of the garden leads up to the off street parking and single garage. Other features include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





**Entrance Hall**

6' 8" x 6' 8" (2.03m x 2.03m)

**Ground Floor WC**

5' 10" x 3' 3" (1.78m x 0.99m)

**Kitchen**

12' 6" x 7' 11" (3.81m x 2.41m)

**Living/Dining Area**

14' 11" x 13' 0" (4.55m x 3.96m)

**Lounge**

14' 11" x 11' 9" (4.55m x 3.58m)  
maximum measurements

**Bedroom One**

9' 11" x 9' 8" (3.02m x 2.95m)

**Ensuite Shower Room**

8' 5" x 4' 8" (2.56m x 1.42m)  
maximum measurements

**Bedroom Two**

14' 1" x 7' 9" (4.29m x 2.36m)  
maximum measurements

**Bedroom Three**

10' 2" x 7' 10" (3.10m x 2.39m)

**Bedroom Four**

6' 9" x 6' 1" (2.06m x 1.85m)

**First Floor Shower Room**

6' 10" x 6' 1" (2.08m x 1.85m)

**Second Floor Family Bathroom**

6' 11" x 5' 7" (2.11m x 1.70m)



## Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

### Agent's Note - Estate Management Charge

Please note that the property is subject to an estate management charge for the upkeep of the communal areas. The most recent annual payment was for £188.21.





### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 1,164 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

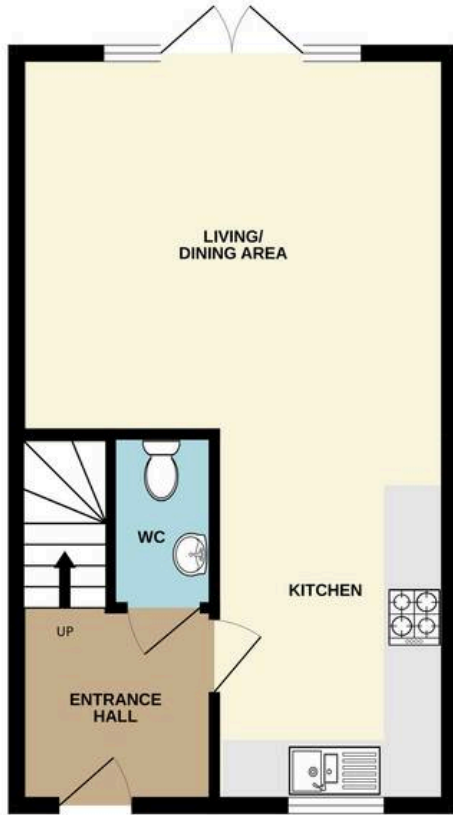
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

### 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.



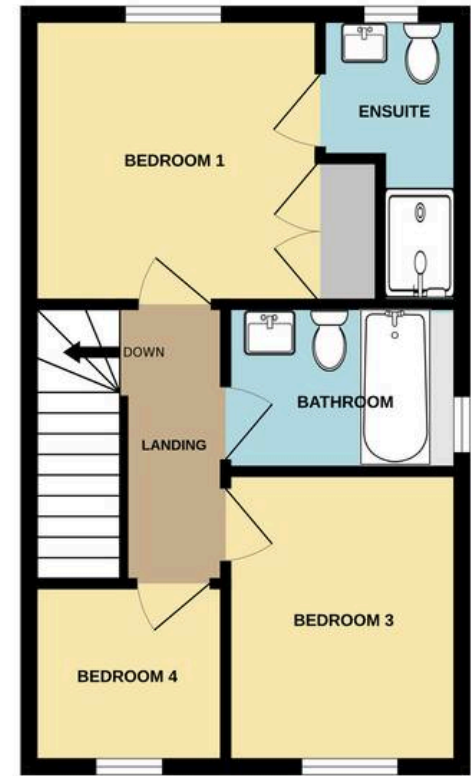
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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## Newton Fallowell

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 **NEWTON FALLOWELL**