

Lawrence Street, Newark NG24 1NE



A well presented two bedroom semi detached property situated a short distance from Newark town centre and convenient for Northgate Station. In addition to the TWO DOUBLE BEDROOMS, the property has two reception rooms, a galley kitchen, first floor bathroom and ground floor shower room. The rear garden is fully enclosed and enjoys a high degree of privacy. The property is double glazed, has gas central heating and represents excellent value for money.

Offers Over £150,000





Situation and Amenities

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer Food, Morrisons, Asda, Aldi and Waitrose. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 1 HOUR 13 MINUTES.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors into the lounge and the dining room. The hallway has a ceiling light point and wood laminate flooring.

Lounge 12' 7" x 11' 4" (3.83m x 3.45m)

This good sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the fireplace with electric fire inset and sat on a marble effect hearth. The room is complemented with a lofty ceiling with cornice, and has the same wood laminate flooring that flows through from the hallway, a ceiling light point and a radiator.

Dining Room 13' 11" x 12' 1" (4.24m x 3.68m)

A further very good sized reception room with a window to the rear elevation and a glazed door leading through into the kitchen. Accessed from the dining room and sited beneath the staircase is a large and useful storage cupboard. The dining room has the same wood laminate flooring, cornice to the ceiling, dado rail, a ceiling light point and a radiator.

Kitchen 13' 8" x 7' 8" (4.16m x 2.34m)

The galley style kitchen has two windows to the side elevation and a further door providing access into the rear hallway. The kitchen is fitted with a good range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, space for a gas cooker, space and plumbing for both a washing machine and slimline dishwasher, and further space for a vertical fridge/freezer. There is also a small breakfast bar. The kitchen has a ceramic tiled floor, cornice to the ceiling, two ceiling light points and a radiator.

Rear Hallway

The rear hallway has a door leading out to the side of the property and a further door into the ground floor shower room/WC. This hallway has the same flooring as that of the kitchen and a ceiling light point.

Shower Room/WC

This room has an opaque window to the rear and is fitted with a walk-in shower cubicle with electric shower, and a WC. There is a ceramic tiled floor and walls, a ceiling light point, an extractor fan and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which provides access to both bedrooms and the bathroom. The landing has two ceiling light points.

Bedroom One 12' 7" x 11' 4" (3.83m x 3.45m)

An excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. The room has a useful storage cupboard which is sited above the staircase.

Bedroom Two 13' 11" x 9' 2" (4.24m x 2.79m)

A further double bedroom having a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 8' 4" x 7' 10" (2.54m x 2.39m)

The bathroom has an opaque window to the rear and is fitted with a predominantly coloured suite comprising a cast iron bath, pedestal wash hand basin and WC. There is a useful storage cupboard which also houses the central heating boiler. The bathroom has ceramic tiling to the walls, a ceiling light point and a radiator.

Outside

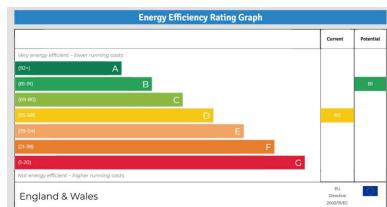
To the front of the property is a small garden enclosed by a dwarf wall with railings. A footpath leads down the side past the front door to the rear. Gated access leads to the small courtyard area located at the side of the property and around to the rear garden.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden is hard landscaped and comprises a patio area ideal for outdoor seating and entertaining. The 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.

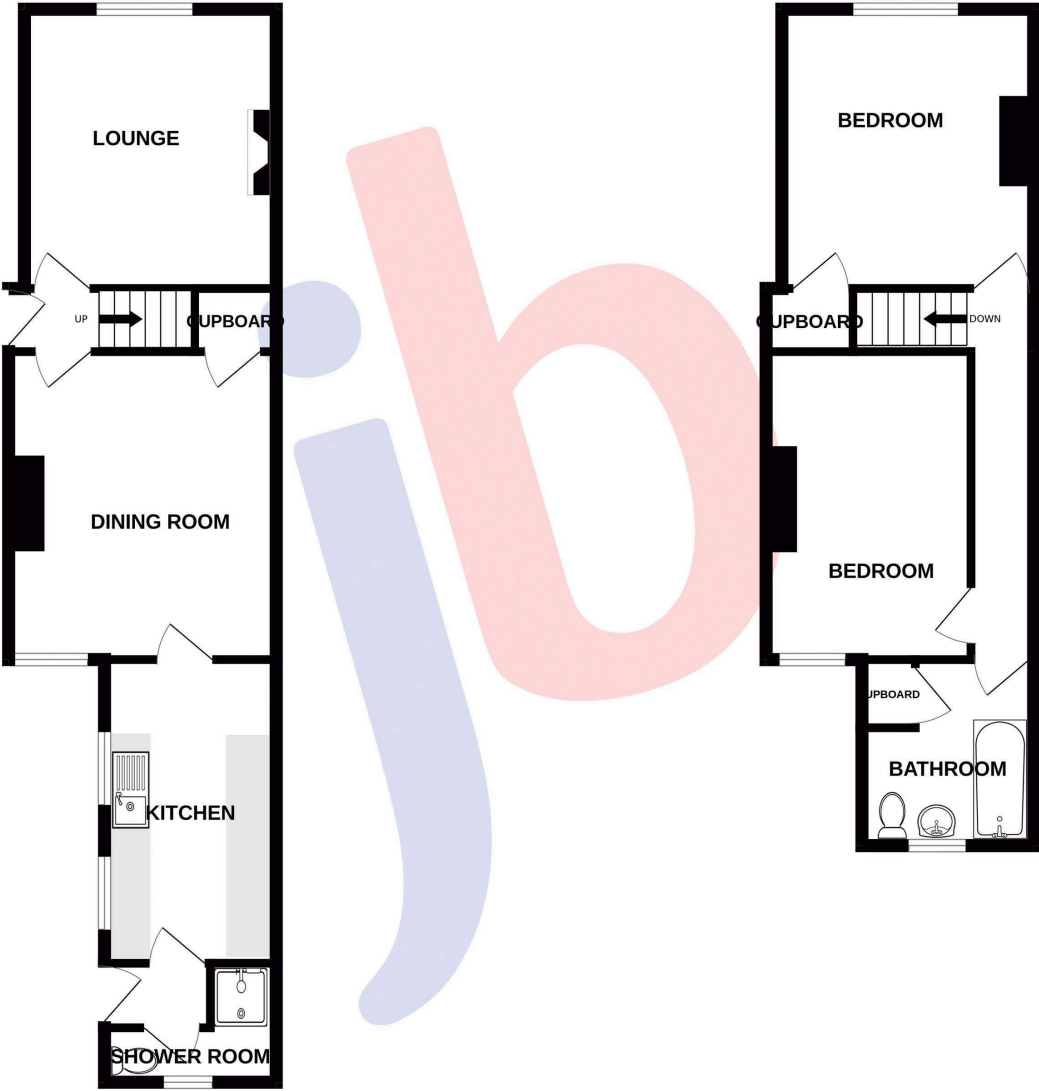
Services/Referral Fees

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: Chattertons Solicitors - £120.00 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. 00007142 12 June 2025



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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