



**10 De Caldwell Drive**  
Newark, NG24 4JS



Book a Viewing

**£195,000**

A modern end terraced home, offered to the open market with no upward chain, making for a smooth and straightforward purchase. Well presented throughout, the accommodation begins with a welcoming entrance hallway and a convenient downstairs cloakroom/WC. The living room is a comfortable space, featuring a gas fire suite, dual-aspect windows and French doors that open directly onto the attractive enclosed garden-perfect for relaxing or entertaining. The kitchen breakfast room enjoys a charming walk-in bay window and is fitted with a range of classic units, creating a practical yet inviting heart of the home. To the first floor, the landing leads to three well-proportioned bedrooms, with bedroom one benefiting from built-in wardrobes and drawers. Completing the accommodation is a modernised shower room. Externally, the property further benefits from allocated parking to the rear, adding to the overall convenience of this appealing home.







#### SERVICES

All mains services available. Gas central heating.

#### EPC RATING – C.

#### COUNCIL TAX BAND – B.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

#### TENURE - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.







## ACCOMMODATION

### ENTRANCE HALL

With stairs to the first floor, radiator, laminate flooring with inset doormat and doors to the living room, kitchen diner and downstairs WC.

### LIVING ROOM

14' 9" x 11' 1" (4.5m x 3.4m) With uPVC double glazed windows and French doors onto the garden, uPVC double glazed window, under stair storage cupboard, radiator and living flame gas fire suite.

### WC

4' 7" x 3' 5" (1.42m x 1.06m) With two piece suite comprising a low level WC and pedestal wash hand basin with tiled splashback, radiator and a uPVC double glazed opaque window.



### KITCHEN/DINER

14' 5" into recess x 10' 0" Plus bay (4.4m x 3.07m) Fitted kitchen comprising Shaker style wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, fitted extractor hood, spaces for a fridge, washing machine and cooker, integrated freezer, radiator, extractor and walk-in uPVC double glazed bay window.

### FIRST FLOOR

With access to the loft and doors to the bedrooms and shower room.

### BEDROOM ONE

14' 5" x 10' 5" maximum (4.4m x 3.2m) With uPVC double glazed windows to the front elevation, radiator and built-in wardrobes and drawers.



### BEDROOM TWO

8' 6" x 8' 2" (2.6m x 2.5m) With uPVC double glazed window and a radiator.

### BEDROOM THREE

11' 5" x 6' 2" (3.5m x 1.9m) With uPVC double glazed window and a radiator.

### SHOWER ROOM

6' 2" x 5' 6" (1.9m x 1.7 m) With a three piece suite finished in white suite comprising a walk-in cubicle with a mains fed shower, pedestal wash hand basin and low level WC, tiled splashbacks, extractor, radiator and uPVC double glazed opaque window.

### OUTSIDE

There is an enclosed garden, mostly laid lawn with a shed and borders for plants and shrubs. The property also benefits from having allocated parking at the rear.





#### WEBSITE

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#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

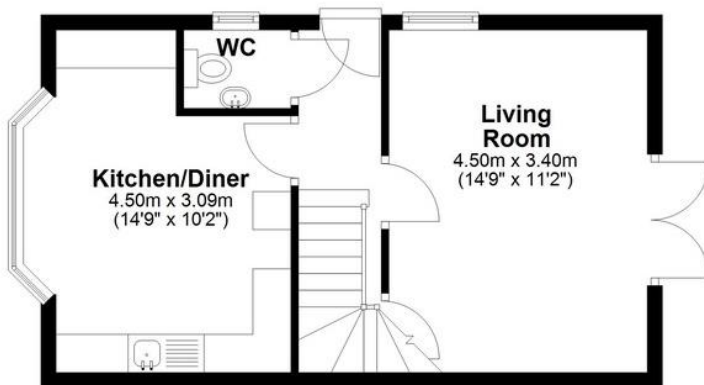
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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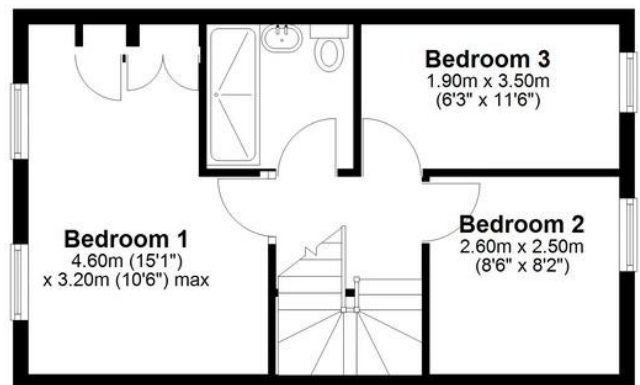
#### Ground Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



#### First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

**10 De Caldwell Drive, Newark**

46 Middle Gate  
Newark  
NG24 1AL

22 King Street  
Southwell  
NG25 0EN

29 Silver Street  
Lincoln  
LN2 1AS

22 Queen Steet  
Market Rasen  
LN8 3EH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

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