



Hawton Road, Newark NG24 4QE

welcome to

Hawton Road, Newark

NO ONWARD CHAIN A spacious three bedroom, detached family home is ideally located in Newark with easy access to local amenities and Newark town centre. Briefly comprising of an entrance hall, lounge, kitchen, conservatory, three bedrooms, bathroom, garage, driveway, front and rear gardens.



Entrance Hall

Having a radiator, stairs rising to the first floor and understairs storage cupboard.

Lounge

Featuring a fireplace with a gas fire, radiator and double glazed bay window to the front.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, oven, electric hob, fireplace with gas fire fitted within the last 2 years, large pantry and double glazed window to the rear.

Conservatory

Having uPVC windows to the sides and rear, storage cupboard and access to the:

Cloakroom

Fitted with a WC and double glazed window to the side.

First Floor Landing

Having access to the loft and double glazed window to the side.

Bedroom One

There is a full length fitted wardrobe, radiator and double glazed bay window to the front.

Bedroom Two

Having a fitted storage cupboard, radiator and double glazed window to the rear.

Bedroom Three

There is a built-in storage cupboard, radiator and double glazed window to the front.

Bathroom

Fitted with a suite comprising of bath, wash hand basin, WC, radiator, cupboard housing the boiler and obscure double glazed window to the side.

Outside Front

To the front of the property is a driveway providing off-road parking for multiple cars, garage and gravelled area.

Garage

With up and over door, power and a workshop/vehicle maintenance pit.

Rear Garden

The rear garden is generously sized, fully enclosed and mainly laid to lawn with a patio seating area.

Agents Note One

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

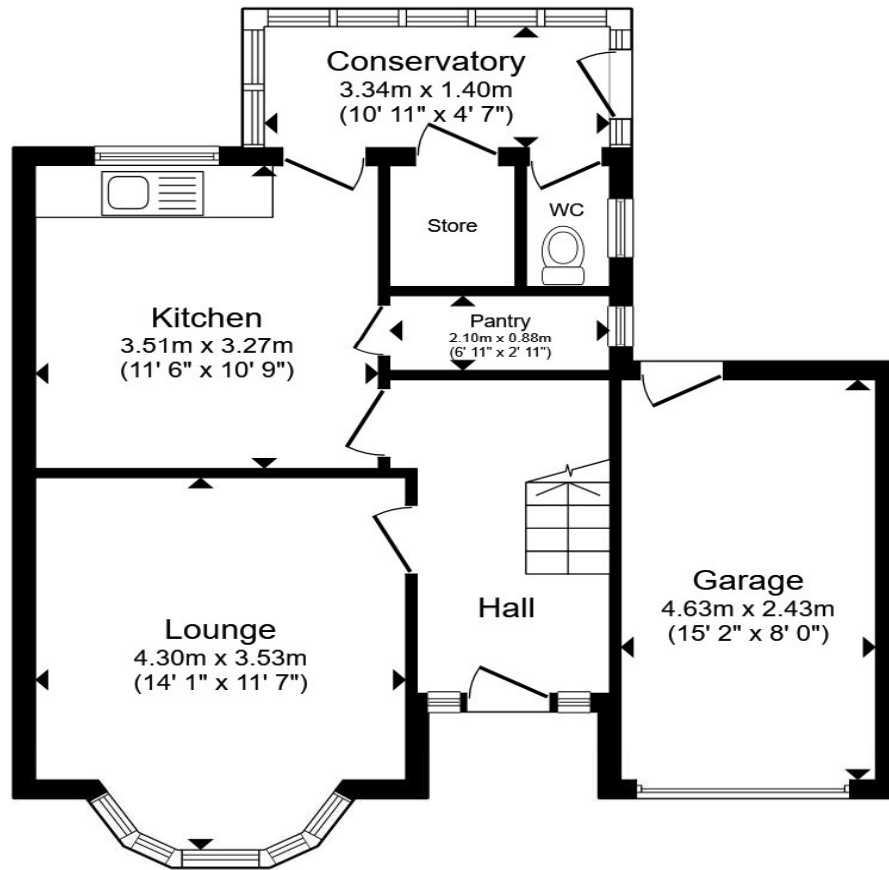
Agents Note Two

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

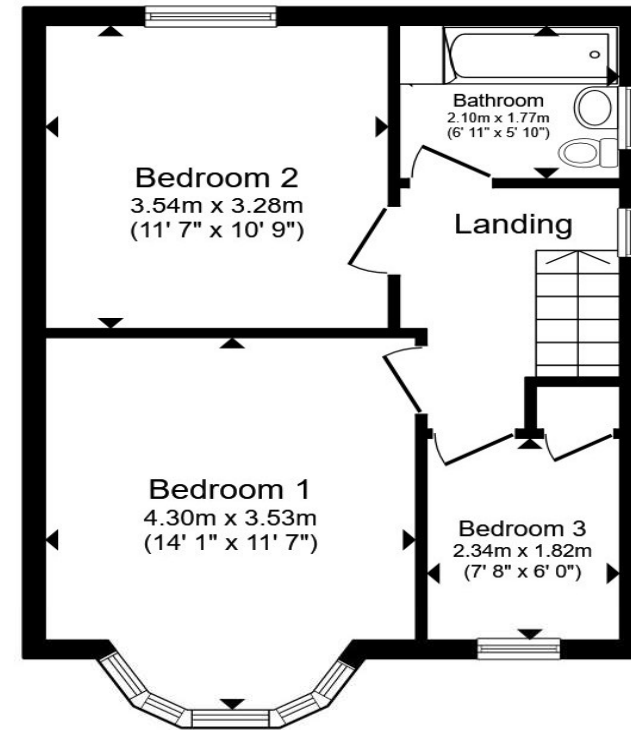


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Ground Floor



First Floor

Total floor area 95.5 m² (1,028 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Hawton Road, Newark

- NO ONWARD CHAIN
- DETACHED HOME
- THREE BEDROOMS
- KITCHEN & LOUNGE
- WC / CLOAKROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£275,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK106600](https://www.williamhbrown.co.uk/Property/NWK106600)



Property Ref:
NWK106600 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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