



London Road, Newark



Guide Price £210,000 to £215,000



Key Features

- Individual Detached Home
- Two Double Bedrooms
- F/F Bathroom & G/F Shower Room
- Triple Aspect Lounge/Diner
- Quality Breakfast Kitchen & Utility Area
- Low Maintenance South Facing Garden
- Garage/Store & Driveway
- Council Tax Band: C
- EPC Rating: E
- Tenure: Freehold



Representing a unique opportunity, this detached over 55's home falls within the heart of Newark town centre, a short walk from a host of local amenities, and boasts tastefully improved and remodelled accommodation that can suit a variety of needs, with further potential to create a ground floor annexe space if required (subject to relevant permissions).

The property's accommodation comprises to the ground floor: inviting entrance hallway that can easily provide a reception space, triple aspect lounge/diner with French doors to the rear garden, opening to a superb kitchen that has a breakfast bar, four ring induction hob, electric oven and integrated dishwasher, useful utility area and access to a brilliant shower room. The first floor is welcomed by a generous landing space with large storage space, family bathroom suite and two double bedrooms, with the main bedroom enjoying a range of fitted wardrobes and drawers.

Outside, the property is approached with a concrete driveway that provides off street parking and gives access to a garage/store. The frontage is majority gravelled with scope for further parking if required. The rear garden is SOUTH FACING, and low maintenance, but boasts a wonderful degree of privacy. Other features include gas central heating and UPVC double glazing. Viewing will be key to appreciate the quality of lifestyle this home and location have to offer.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Agent's Note - Over 55's

The occupancy is restricted to a person or persons aged 55 years and over.

ACCOMMODATION - Rooms & Measurements

Reception Hallway 12'8" x 11'11" (3.9m x 3.6m)
maximum measurements

Lounge/Diner 18'3" x 10'6" (5.6m x 3.2m)

Breakfast Kitchen 12'7" x 8'3" (3.8m x 2.5m)

Utility Area 8'3" x 5'4" (2.5m x 1.6m)

maximum measurements

Ground Floor Shower Room 8'3" x 4'2" (2.5m x 1.3m)

maximum measurements

First Floor Landing

Bedroom One 12'3" x 11'0" (3.7m x 3.4m)

maximum measurements

Bedroom Two 11'0" x 8'10" (3.4m x 2.7m)

Family Bathroom 7'4" x 5'6" (2.2m x 1.7m)

Garage/Store 9'5" x 8'8" (2.9m x 2.6m)

Agent's Note

The property has right of access on foot only across neighbouring homes, buildings or land to the rear for the purpose of inspecting, repairing and maintaining the property.

Services

Mains gas, electricity, water and drainage are connected.

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.

Referrals

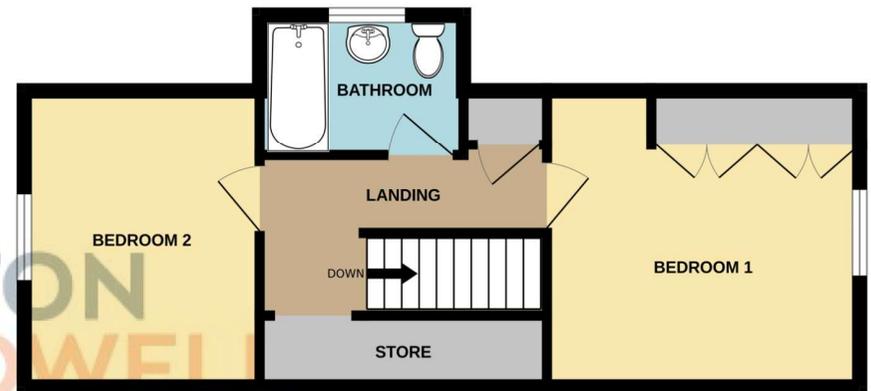
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.



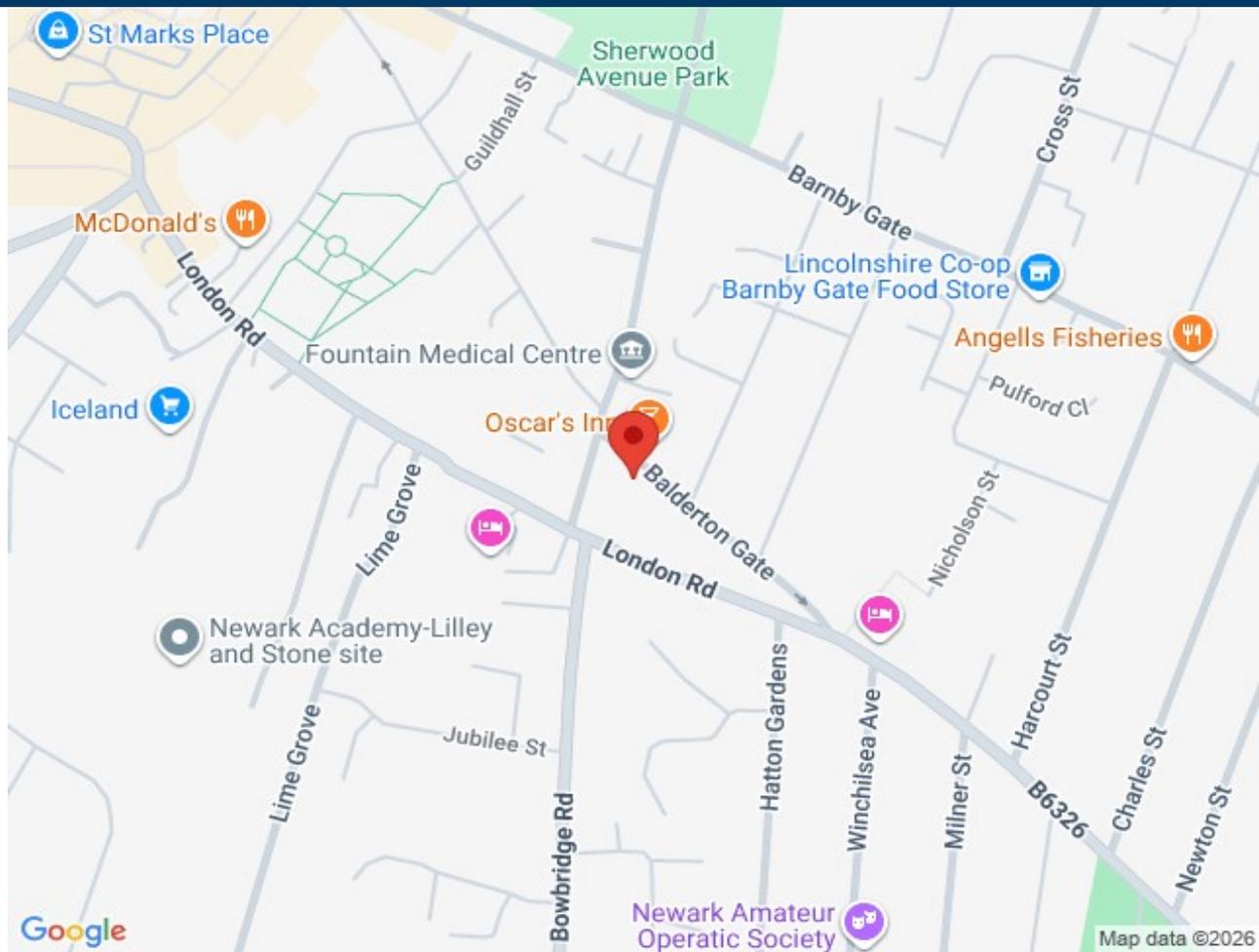
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

