



Ransome Close, Newark

Guide Price £260,000 to £270,000



Ransome Close

Newark

MARKETED WITH NO CHAIN Pleasantly tucked away within a quiet cul-de-sac in the sought after Beacon Heights area of Newark, this superb detached chalet home boasts a delightful landscaped SOUTH FACING rear garden and benefits from immaculate accommodation throughout, potentially suiting a variety of needs.

The property's accommodation comprises: inviting entrance hallway, ground floor bedroom, quality family bathroom, large lounge/diner and a magnificent L-shaped kitchen which has granite work surfaces and a range of high quality appliances to include a five ring gas hob, Bosch oven and grill, integrated dishwasher and fridge/freezer, with door through to a versatile conservatory, which currently provides a home office. The first floor has two double bedrooms, one of which having fitted wardrobes.

Outside, this home benefits from a generous L-shaped tarmac driveway that provides off street parking for multiple vehicles, and leads up to the single garage. The rear garden is SOUTH FACING and has been tastefully landscaped to include a private paved seating area, a vegetable garden with several raised beds and a variety of established plants and shrubs. Other features of this home include an EV charging point, gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

11' 7" x 5' 9" (3.53m x 1.75m)
maximum measurements

Lounge/Diner

22' 4" x 12' 5" (6.81m x 3.79m)

Kitchen

14' 9" x 10' 0" (4.50m x 3.05m)
maximum measurements

Conservatory

8' 11" x 8' 2" (2.72m x 2.49m)
maximum measurements

Bedroom Three

8' 9" x 6' 7" (2.67m x 2.01m)

Ground Floor Bathroom

8' 9" x 7' 10" (2.67m x 2.39m)
maximum measurements

Bedroom One

12' 7" x 12' 6" (3.83m x 3.81m)
maximum measurements

Bedroom Two

12' 5" x 11' 7" (3.79m x 3.53m)

Garage

17' 8" x 9' 1" (5.38m x 2.77m)



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.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,196 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.

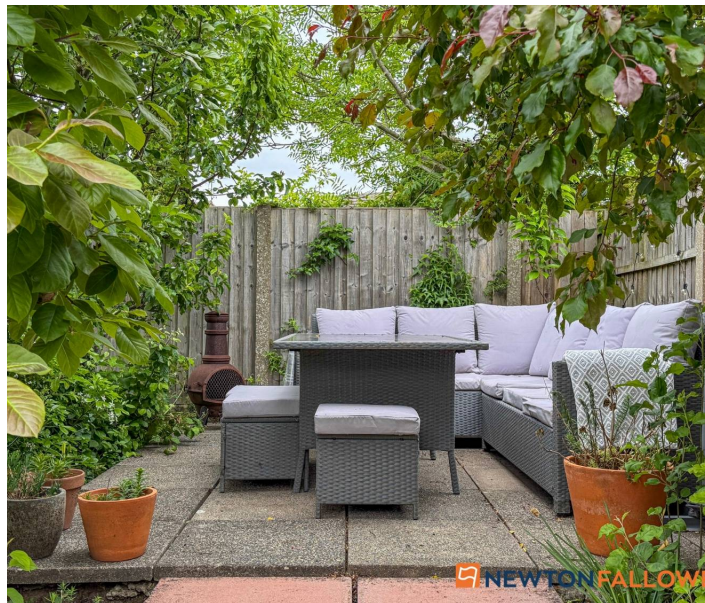


Anti-Money Laundering Regulations

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

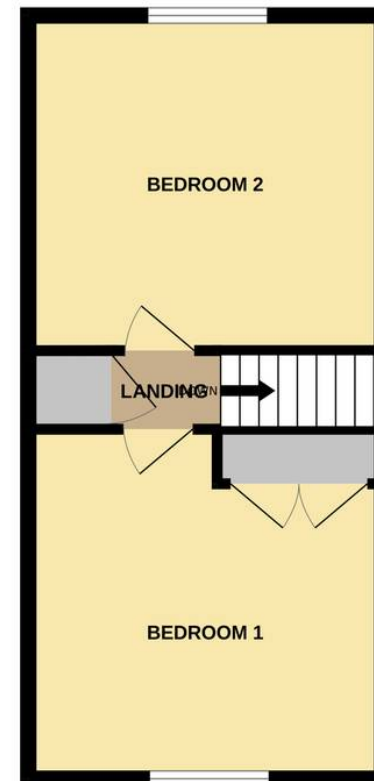
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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





Newton Fallowell

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