



Winthorpe Road, Newark

Guide Price £220,000 to £225,000



## Winthorpe Road

### Newark

Tucked away in a peaceful position on the outskirts of Newark town centre, this charming detached period home enjoys a delightful setting along a private, tree-lined driveway serving just five properties. Full of character and individuality, the property offers deceptively spacious accommodation together with a landscaped garden and off-street parking for two vehicles.

The accommodation is both welcoming and versatile, centred around a generous dining kitchen with French doors opening onto the garden, creating an ideal space for everyday living and entertaining. The kitchen is fitted with an electric oven and hob and opens into an extended area providing a useful utility space and understairs storage. An inner hallway leads to the first floor, while the dual-aspect lounge enjoys solid oak flooring, an abundance of natural light and further French doors opening onto the garden, seamlessly connecting indoor and outdoor living. To the first floor, there are two well-proportioned double bedrooms, both having solid oak flooring, and a family bathroom. The main bedroom is particularly charming, featuring an attractive feature window that enhances the home's distinctive character.

Approached via a delightful private tree-lined driveway, the property benefits from two allocated parking spaces together with access to a shared courtyard area serving the neighbouring homes. The main garden, positioned to the side of the property, has been thoughtfully landscaped for ease of maintenance and provides a wonderful outdoor retreat, with paved seating areas, gravelled sections, two lawned areas, and a variety of mature shrubs and trees to the borders. Further benefits include gas central heating, with the boiler replaced in December 2024, and double glazing throughout. A viewing is highly recommended to fully appreciate the unique charm, character and enviable setting of this delightful home.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Lounge

12' 4" x 9' 8" (3.76m x 2.95m)  
maximum measurements

### Hallway

9' 8" x 5' 4" (2.95m x 1.63m)  
maximum measurements

### Dining Kitchen

14' 6" x 9' 11" (4.42m x 3.02m)  
maximum measurements

### Utility Area

6' 7" x 6' 5" (2.01m x 1.96m)  
maximum measurements

### Bedroom One

12' 3" x 11' 0" (3.73m x 3.35m)  
maximum measurements

### Bedroom Two

13' 1" x 12' 2" (3.99m x 3.71m)  
maximum measurements



### Family Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)  
maximum measurements

## 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.

### Agent's Note - Windows

The property has wooden double glazed windows.

### Agent's Note - Access

The property is approached via a private driveway and a shared courtyard area serving the neighbouring properties.





### Services

Mains gas, electricity, water and drainage are connected.

### Square Footage

The square footage for this property is approximately 752 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

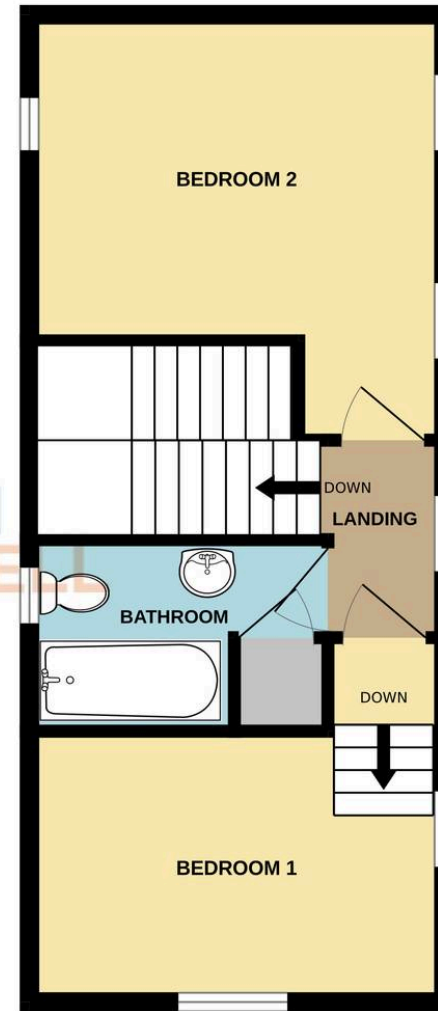
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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