



Flaxley Lane, Middlebeck
Guide Price £350,000 to £360,000



Flaxley Lane

Middlebeck, Newark

Presented to an exceptional show home standard, this impressive detached family home has been thoughtfully upgraded beyond its original specification, offering beautifully presented accommodation complemented by a truly stunning landscaped rear garden.

Undoubtedly the standout feature of this delightful property, the garden has been designed to create an exceptional outdoor space for both relaxing and entertaining, with a variety of seating areas, attractive retaining walls, a covered gazebo and integrated lighting. Further benefits include fitted shutters to the front-facing windows, fitted wardrobes to three bedrooms, a driveway, integral garage and an electric vehicle charging point, making this a superb home ready to move straight into.

Situated on the ever-popular Middlebeck development, the property enjoys convenient access to the A1 and A46, alongside Newark town centre, which offers an extensive range of shops, amenities, leisure facilities and transport links.

The accommodation begins with a welcoming entrance hallway, which enjoys an abundance of natural light and provides access to a ground floor WC, a spacious lounge and an impressive open-plan living dining kitchen extending across the full width of the property. This sociable space creates the perfect hub for modern family life, with the kitchen incorporating a useful breakfast bar and a range of appliances, including a four-ring gas hob, electric oven and combi oven above, integrated dishwasher, fridge/freezer and washer/dryer.

The adjoining sitting and dining area offers excellent flexibility for everyday living and entertaining, with French doors opening directly onto the magnificent rear garden, allowing the indoor and outdoor spaces to flow effortlessly together. The first floor continues to impress, providing four well-proportioned double bedrooms, each benefiting from a form of fitted storage. The main bedroom is further enhanced by its own en-suite shower room, while the remaining bedrooms are served by a generous family bathroom.





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Outside, the rear garden is a truly exceptional feature of the home. Beautifully landscaped to create a series of distinct areas, the garden combines practicality with an impressive setting for outdoor entertaining.

A substantial paved seating area provides the ideal space for outdoor dining, while two attractive rock-faced retaining walls create definition and interest, separating the paved area from an artificial lawn and leading to a wonderful raised entertaining space.

Here, a large paved area provides plenty of room to relax and socialise, with a covered gazebo offering an inviting sheltered retreat. Integrated garden lighting with external electric sockets further enhances the setting, allowing this wonderful outdoor space to be enjoyed well into the evening.

The overall design creates a private, low-maintenance garden that feels like a natural extension of the home's living accommodation. To the front, a tarmac driveway provides off-street parking for at least two vehicles, alongside access to a large integral garage with power and lighting connected. An electric vehicle charging point and an attractive planted area incorporating artificial turf complete the frontage. Additional benefits include gas central heating, UPVC double glazing and the reassurance of the remaining NHBC warranty.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hallway

19' 0" x 6' 8" (5.79m x 2.03m)

maximum measurements

Ground Floor WC

5' 3" x 3' 0" (1.60m x 0.91m)

Lounge

15' 10" x 9' 11" (4.83m x 3.02m)

Open Plan Living/Dining Kitchen

27' 8" x 11' 2" (8.43m x 3.40m)

maximum measurements

Kitchen Area

11' 2" x 9' 10" (3.40m x 3.00m)

Sitting/Dining Area

18' 5" x 10' 3" (5.61m x 3.12m)

maximum measurements





Bedroom One

13' 9" x 13' 4" (4.19m x 4.06m)
maximum measurements

Ensuite Shower Room

6' 9" x 6' 4" (2.06m x 1.93m)
maximum measurements

Bedroom Two

13' 9" x 10' 4" (4.19m x 3.15m)
maximum measurements

Bedroom Three

11' 6" x 10' 0" (3.50m x 3.05m)
maximum measurements

Bedroom Four

10' 4" x 7' 10" (3.15m x 2.39m)



Bathroom

7' 9" x 6' 9" (2.36m x 2.06m)
maximum measurements

Integral Garage

19' 10" x 9' 11" (6.04m x 3.02m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,571 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.





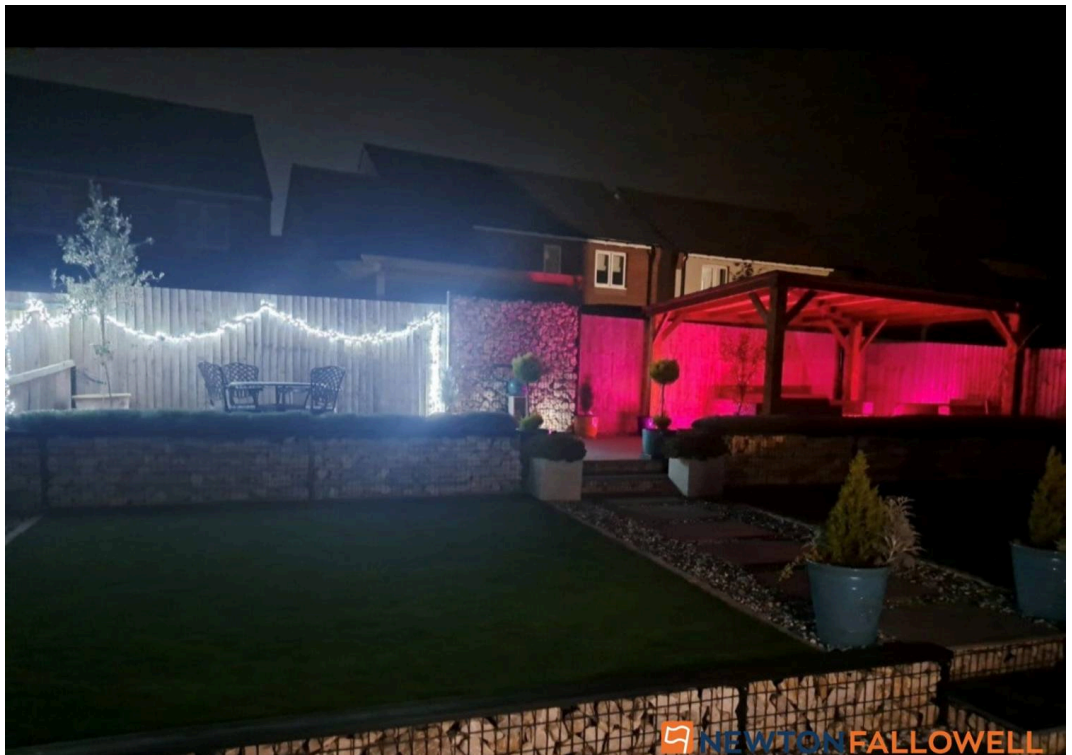
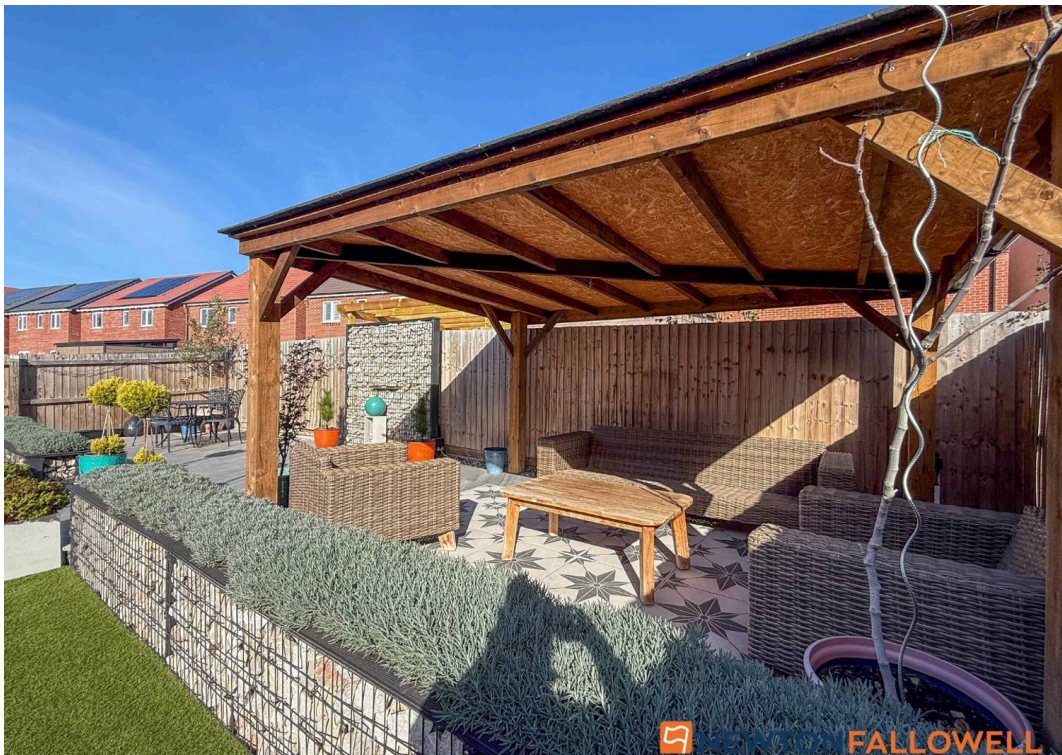
Anti-Money Laundering Regulations

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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

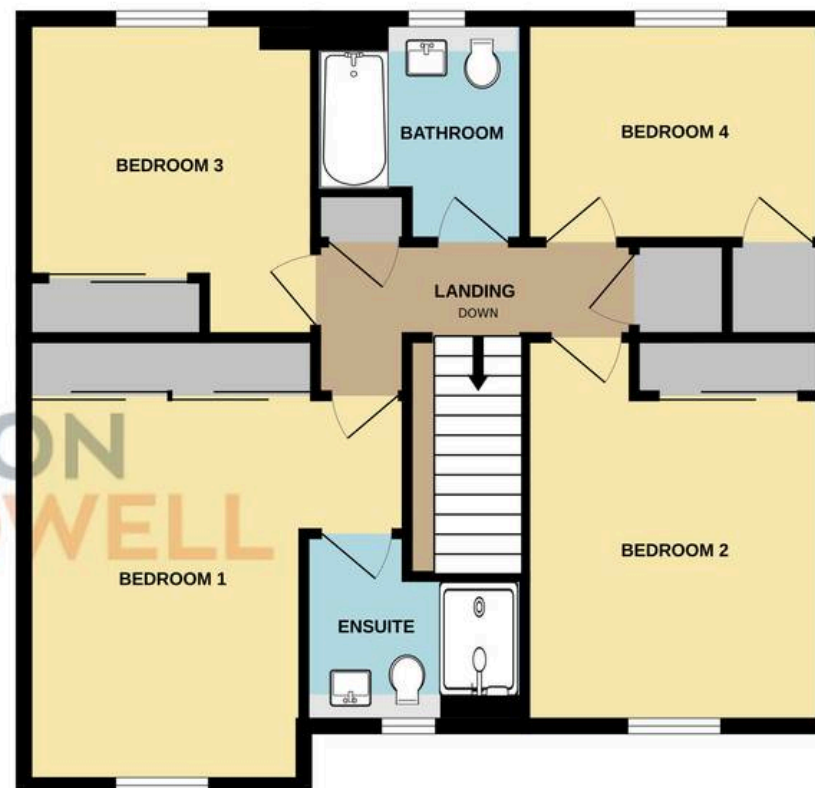




GROUND FLOOR



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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