



Beacon Hill Road, Newark



5



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3



Asking Price £425,000



## Key Features

- Executive Detached Home
- Five Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dining Kitchen & Utility
- Lounge, Garden Room & Home Office
- Detached Double Garage & Driveway
- Owned Solar Panels & Battery Storage
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold



Located within a highly sought-after non-estate location, benefiting from superb access to the A1, A46 and a range of amenities, this executive EXTENDED detached home boasts spacious and well-proportioned accommodation throughout, ideally suiting a family, and profits from 12 OWNED SOLAR PANES WITH ADDITIONAL BATTERY STORAGE.

Representing a magnificent blank canvas, the property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, large lounge, separate home office, fantastic open plan dining kitchen with an opening to both a utility room and the wonderful garden room. The kitchen further benefits from a gas range cooker and small breakfast bar. The first floor has a welcoming landing space, family bathroom suite and five well-proportioned bedrooms, two of which having fitted wardrobes, and the main bedroom also having a quality ensuite shower room.

Outside, this home sits on a deceptive plot with a generous frontage that is predominantly laid to lawn with a variety of plants/shrubs to the front border. The rear garden similarly is mainly laid to lawn with a pathway leading to both the DETACHED DOUBLE GARAGE and the rear gate that opens onto the tarmac driveway, that provides off street parking for multiple vehicles. Other features of this home include the owned solar panels, UPVC double glazing and gas central heating.

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.

### ACCOMMODATION - Rooms & Measurements

**Entrance Hallway** 13'4" x 11'4" (4.1m x 3.5m)

maximum measurements

**Ground Floor WC** 6'3" x 4'7" (1.9m x 1.4m)

maximum measurements

**Lounge** 22'8" x 12'3" (6.9m x 3.7m)

**Home Office** 10'0" x 6'8" (3m x 2m)

**Garden Room** 18'3" x 10'3" (5.6m x 3.1m)

maximum measurements

**Dining Kitchen** 22'6" x 10'9" (6.9m x 3.3m)

maximum measurements

**Utility Room** 8'7" x 4'10" (2.6m x 1.5m)

**First Floor Landing**



**Bedroom One** 12'0" x 11'10" (3.7m x 3.6m)

**Ensuite Shower Room** 7'6" x 5'11" (2.3m x 1.8m)

**Bedroom Two** 12'5" x 11'4" (3.8m x 3.5m)

maximum measurements

**Bedroom Three** 10'11" x 9'6" (3.3m x 2.9m)

maximum measurements

**Bedroom Four** 11'10" x 8'1" (3.6m x 2.5m)

**Bedroom Five** 10'11" x 7'1" (3.3m x 2.2m)

**Family Bathroom** 7'7" x 6'5" (2.3m x 2m)

### Outbuildings:

**Detached Double Garage** 18'1" x 17'10" (5.5m x 5.4m)

### Agent's Note - Solar Panels

This property benefits from 12 owned solar panels, with the further benefit of battery storage.

### Services

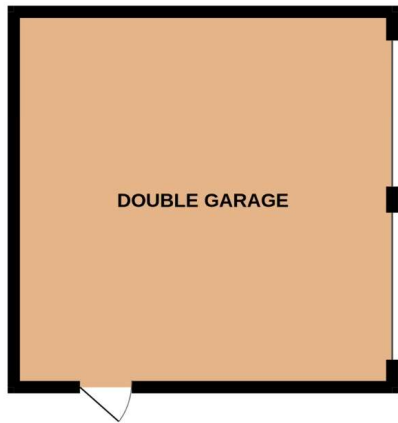
Mains gas, electricity, water and drainage are connected.

### 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

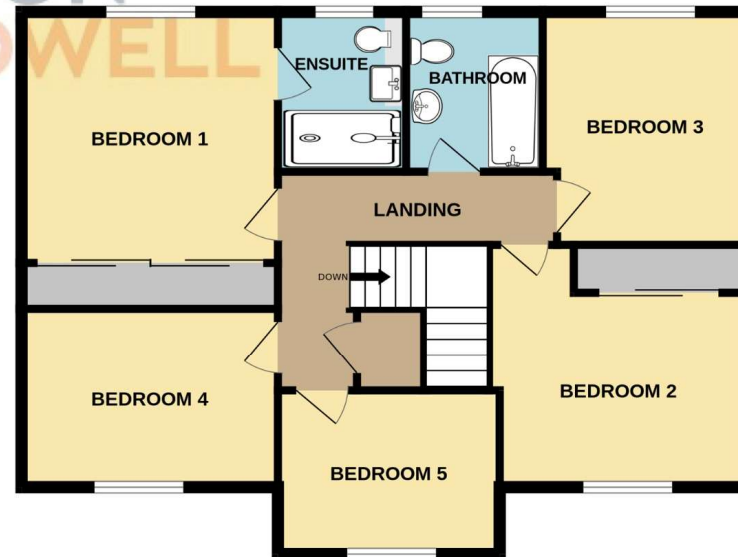
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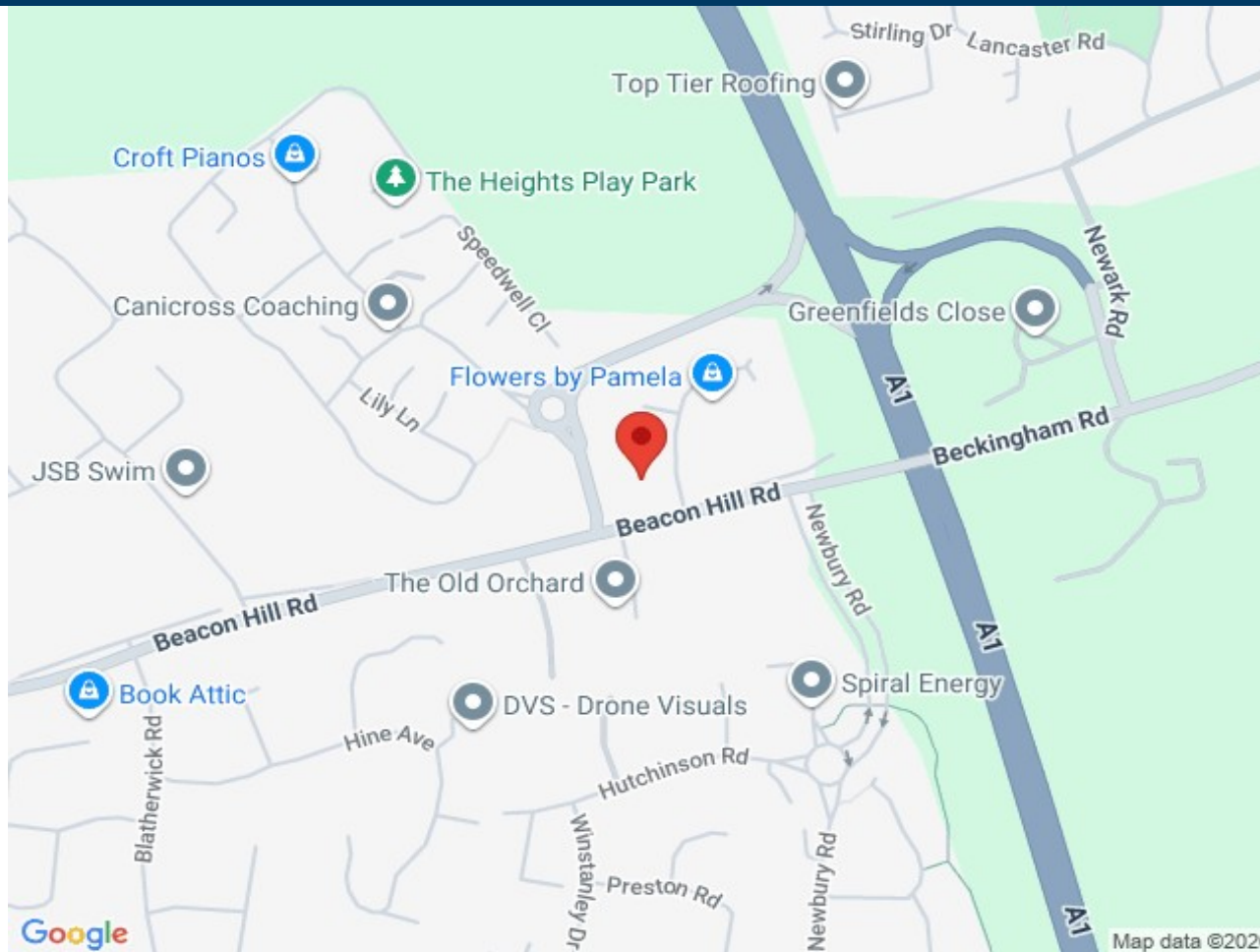


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

