

## Kingsnorth Close, Newark NG24 1PS



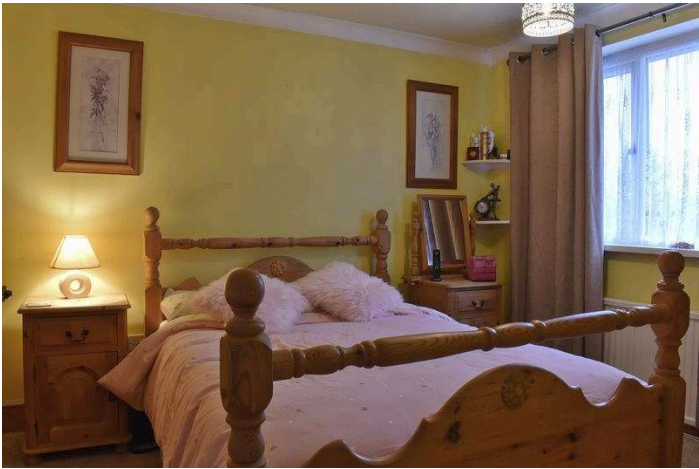
**GUIDE PRICE £170,000 to £180,000.** A neatly presented three bedroom mid terrace property situated in a quiet cul-de-sac a short distance from the town centre. In addition to the three bedrooms, there are two reception rooms, a well fitted kitchen and a first floor bathroom. The property is double glazed, has gas central heating, and the added benefit of a garage located in a nearby block. Available for purchase with NO CHAIN.

**Guide Price £170,000 to £180,000**













### Situation and Amenities

The property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

### Accommodation

Upon entering the front door, this leads into:

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and a door providing access into the lounge. The hallway has wood laminate flooring, a ceiling light point and a radiator.

#### Lounge 14' 4" x 12' 4" (4.37m x 3.76m) (at widest points)

This good sized and well proportioned reception room has a window to the front elevation and glazed French doors into the dining room. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard. The focal point of the room is the ornamental fireplace with electric fire sat on a marble effect hearth. The lounge has the same wood laminate flooring flowing through from the hallway, dado rail, a ceiling light point and a radiator.

#### Dining Room 10' 2" x 8' 0" (3.10m x 2.44m)

Having a window to the rear elevation and a half glazed door leading out into the garden. A door opening leads through to the kitchen. The dining room has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

#### Kitchen 10' 2" x 6' 11" (3.10m x 2.11m)

The kitchen has a window to the rear elevation overlooking the garden, and is fitted with an excellent range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen has a ceiling light point. The central heating boiler is located here.

### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms and the bathroom. The airing cupboard and access to the loft space are located on the landing. There is a ceiling light point.

#### Bedroom One 12' 5" x 9' 4" (3.78m x 2.84m)

An excellent sized double bedroom with a window to the front elevation, a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

#### Bedroom Two 10' 2" x 9' 4" (3.10m x 2.84m)

A further good sized double bedroom, having a window to the rear elevation, a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

#### Bedroom Three/Study 6' 11" x 5' 10" (2.11m x 1.78m)

A small single bedroom or home office/study with a window to the front elevation, a ceiling light point and a radiator.

#### Bathroom 7' 4" x 5' 10" (2.23m x 1.78m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, cornice to the ceiling, a ceiling light point, an extractor fan and a radiator.

**Outside**

To the front of the property is a lawned garden and adjacent to this is a footpath leading to the front door. The rear garden is hard landscaped for ease of maintenance and comprises an artificial lawn with raised borders, and a patio area, ideal for outdoor seating and entertaining. At the rear of the garden is gated access to a footpath that in turn leads around to the garage block.

**Single Garage** *15' 10" x 7' 11" (4.82m x 2.41m)*

The single garage is located within a block and has an up and over door to the front elevation.

**PROBATE**

The sale of this property is subject to probate.

## **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

## **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

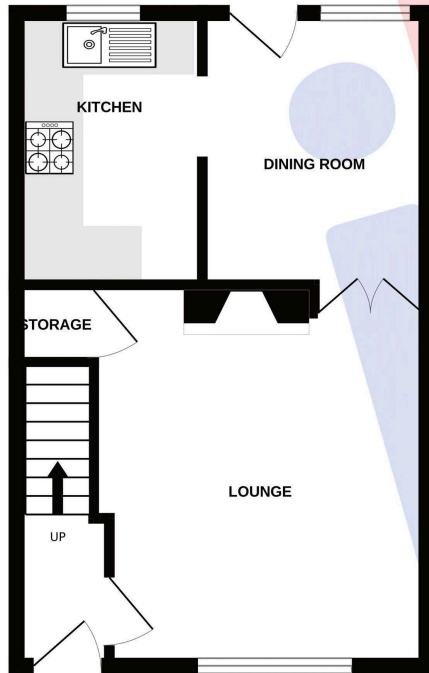
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

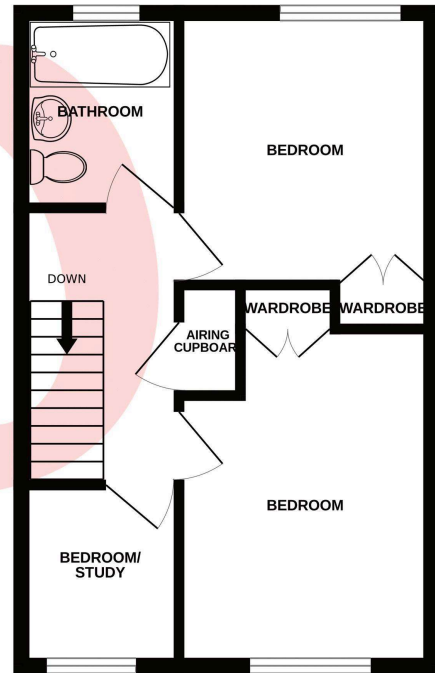
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00002610 03 February 2026



GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

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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