



The Maltsters, Newark

Guide Price £290,000 to £300,000



The Maltsters

Newark

Occupying a delightful corner plot position within a popular residential area of Newark, this immaculately presented detached home is conveniently located on the outskirts of Newark, approximately 1 mile from the town centre, and boasts fantastic access to the A46, range of local amenities and close to pleasant walks along the River Trent.

The property's well-proportioned accommodation comprises to the ground floor: inviting entrance hall, W/C, spacious bay fronted lounge, separate dining/sitting room, conservatory with French doors to the rear garden, useful utility room and a wonderful dining kitchen that has a free standing cooker and integrated dishwasher. The first floor has a family bathroom suite, and four bedrooms, two of which having fitted wardrobes and the main bedroom also benefiting from an ensuite shower room.

Outside, this home enjoys a marvellous corner plot which is partly wall enclosed and with open lawned areas to the front and side. The main garden retains a fantastic degree of privacy, with a generous paved entertaining area, lawned area and a variety of established plants to borders. A gate to the rear opens through to the driveway that provides off street parking and gives access to the detached garage, which is marginally larger than a standard single garage. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

9' 7" x 5' 11" (2.92m x 1.80m)
maximum measurements

Ground Floor WC

5' 4" x 4' 0" (1.63m x 1.22m)

Lounge

16' 6" x 10' 8" (5.03m x 3.25m)
maximum measurements into bay window

Dining/Sitting Room

10' 8" x 8' 1" (3.25m x 2.46m)

Conservatory

10' 2" x 8' 4" (3.10m x 2.54m)
maximum measurements

Dining Kitchen

12' 4" x 11' 10" (3.76m x 3.61m)

Utility Room

5' 5" x 5' 4" (1.65m x 1.63m)

Bedroom One

11' 11" x 11' 0" (3.63m x 3.35m)
maximum measurements

Ensuite Shower Room

4' 11" x 4' 4" (1.50m x 1.32m)

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m)
maximum measurements

Bedroom Three

10' 4" x 8' 4" (3.15m x 2.54m)
maximum measurements

Bedroom Four

8' 5" x 7' 2" (2.56m x 2.18m)

Family Bathroom

7' 8" x 5' 8" (2.34m x 1.73m)
maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,291 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

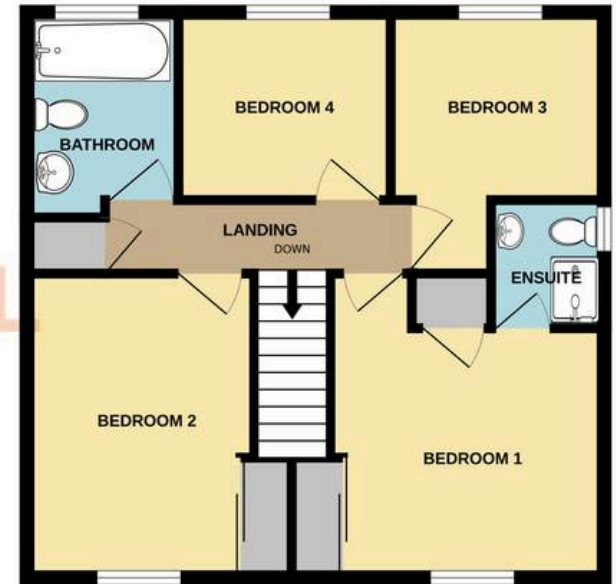
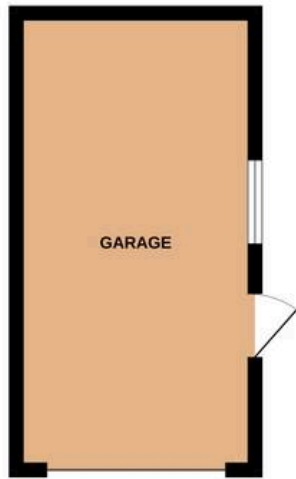
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services,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



OUTBUILDINGS

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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