



Hine Avenue, Newark

Guide Price £240,000 to £250,000



## Hine Avenue

Newark

Enjoying a pleasant location in the sought after Beacon Heights area of Newark, this detached home benefits from a tucked away position in a quiet cul-de-sac and falls within easy access to the A1 and the town centre. Ideally suiting a family with spacious living accommodation, the property represents a brilliant blank canvas for a buyer to truly make their own.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, spacious lounge with doors through to the dining room, that has sliding doors to the conservatory and an opening through to the kitchen giving a bright and airy feel to the space. The kitchen has appliances to include a four-ring gas hob, electric oven, combi oven, integrated dishwasher and fridge/freezer. The first floor has a family bathroom suite, and four well-proportioned bedrooms, with the main bedroom having fitted wardrobes.

Outside, this home is approached with a block paved driveway and gravelled frontage, with off street parking available in front of the single garage. The rear garden is deceptive in its size and is predominantly laid to lawn, with block paved entertaining areas and a variety of mature plants and shrubs to borders. Other features of this property include a recently fitted gas boiler (May 2024) and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### Entrance Hall

13' 8" x 5' 9" (4.17m x 1.75m)  
maximum measurements

#### Ground Floor WC

6' 10" x 2' 9" (2.08m x 0.84m)

#### Lounge

15' 9" x 11' 10" (4.80m x 3.61m)  
maximum measurements

#### Dining Room

12' 11" x 9' 6" (3.94m x 2.90m)

#### Conservatory

9' 10" x 7' 3" (3.00m x 2.21m)

#### Kitchen

15' 0" x 8' 2" (4.57m x 2.49m)  
maximum measurements

#### Bedroom One

13' 7" x 8' 9" (4.14m x 2.67m)

#### Bedroom Two

13' 0" x 8' 8" (3.96m x 2.64m)

#### Bedroom Three

10' 1" x 9' 0" (3.07m x 2.74m)  
maximum measurements

#### Bedroom Four/Home Office

12' 0" x 9' 0" (3.66m x 2.74m)  
maximum measurements

#### Bathroom

7' 5" x 6' 0" (2.26m x 1.83m)



## Services

Mains gas, electricity, water and drainage are connected.

## Square Footage

The square footage for this property is approximately 1,290 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

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

### Referrals

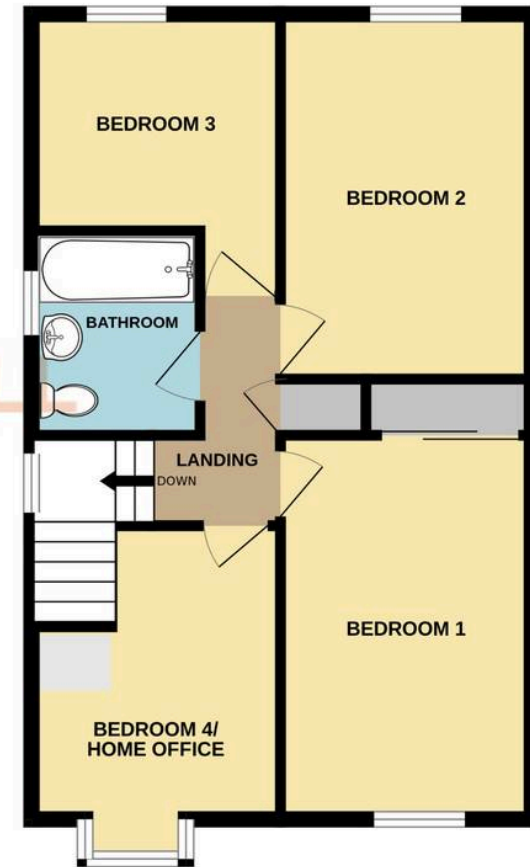
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GROUND FLOOR



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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## Newton Fallowell

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