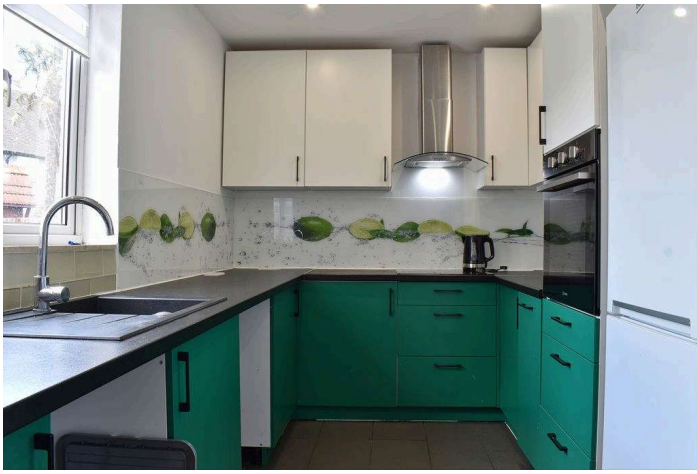


Middleton Road, Newark NG24 2DL



OFFERS OVER £170,000. WITH NO CHAIN! A three bedroom semi detached property situated in a popular residential location on the outskirts of Newark town centre. In addition to the three bedrooms, there are two reception rooms, a fitted kitchen, a well appointed ground floor bathroom, off road parking and an enclosed garden to the rear. The property is double glazed and has gas central heating.

Offers Over £170,000



Situation and Amenities

The property is situated a short distance from the town centre. Newark Northgate railway station 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. Shopping facilities in Newark include an 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, doors providing access to the lounge and the bathroom, and an opening leading through to the kitchen. The hallway has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Lounge 14' 2" x 10' 7" (4.31m x 3.22m) (excluding bay window)

This excellent sized and well proportioned reception room has a bay window to the front elevation, wood laminate flooring, a ceiling light point and a radiator.

Bathroom 9' 0" x 5' 10" (2.74m x 1.78m)

The well appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising a contemporary double end bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with electric shower and curved shower screen. The bathroom has the same ceramic tiled floor that flows through from the hallway, together with part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Kitchen 14' 10" x 7' 8" (4.52m x 2.34m) (at widest points)

The kitchen has a window to the rear elevation and is fitted with a range of contemporary base and wall units, complemented with roll top work surfaces and splash backs. There is a sink, and integrated appliances include an oven and ceramic hob with 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 the same ceramic tiled floor that flows through from the hallway, recessed ceiling spotlights and a radiator. Access to the rear porch is obtained from the kitchen.

Rear Porch

The rear porch has a half glazed door leading out to the garden, and a further door providing access to the dining room/study.

Dining Room/Study 11' 11" x 7' 11" (3.63m x 2.41m) (at widest points)

This versatile 'L' shaped room has a window to the rear elevation and would serve equally well as a formal dining room, study or play room. There is wood laminate flooring, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the rear elevation and doors into the three bedrooms. The landing has recessed ceiling spotlights and provides access to the roof space. The entire first floor is complemented with wood laminate flooring.

Bedroom One 14' 1" x 10' 7" (4.29m x 3.22m)

An excellent sized double bedroom with dual aspect windows to the front and rear elevations. The bedroom has a useful storage cupboard which also houses the central heating boiler and is sited above the staircase. There is a ceiling light point and a radiator.

Bedroom Two 11' 11" x 6' 10" (3.63m x 2.08m)

A further double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 8' 9" x 6' 9" (2.66m x 2.06m)

A good sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Outside

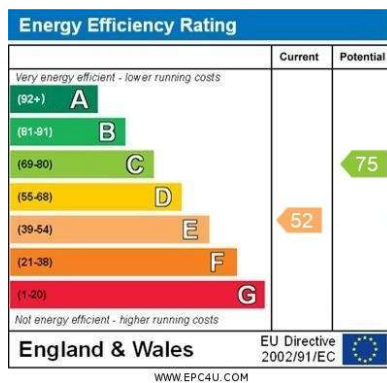
To the front of the property is a small lawned garden and adjacent to this is a driveway providing off road parking for two vehicles. There is gated access to the rear.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There is a patio area which provides an ideal outdoor seating and entertaining space.

Council Tax

The property is in Band A.



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.

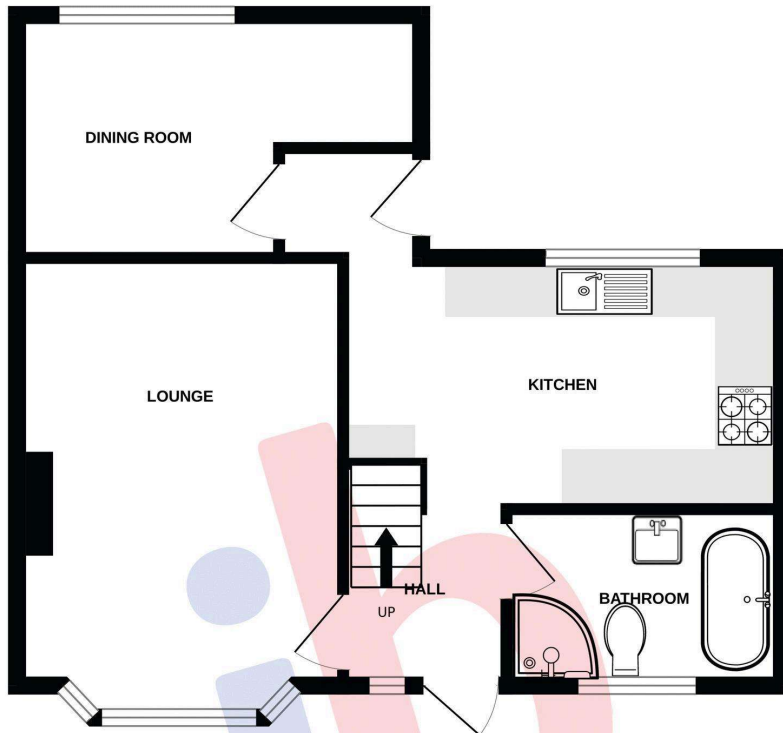
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

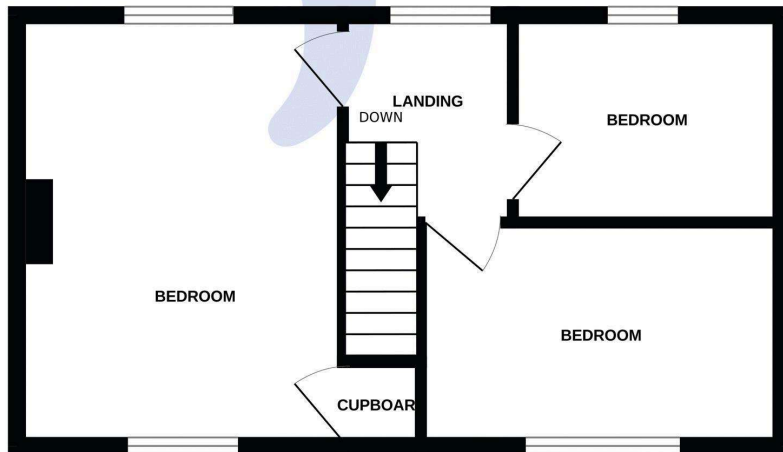
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007679 01 June 2026



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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