



The Park, Newark

Guide Price £400,000 to £410,000



The Park

Newark

Beautifully presented, this delightful period semi detached home boasts superb kerb appeal with a bay fronted front aspect and has been modernised with contemporary features whilst retaining a brilliant degree of character and charm. Having undergone significant renovation over numerous years, this home represents a home ready to move straight into.

The property's accommodation comprises to the ground floor: inviting entrance hallway, gorgeous bay fronted lounge, sizeable formal dining room and a marvellous dual aspect breakfast kitchen that enjoys doors to the rear garden and a range of appliances to include a range cooker, microwave, integrated dishwasher and fridge/freezer. The first floor is welcomed by a generous landing space and has a family bathroom suite and four well-proportioned bedrooms, with the main bedroom having a bay window, fitted wardrobes and a quality ensuite shower room.

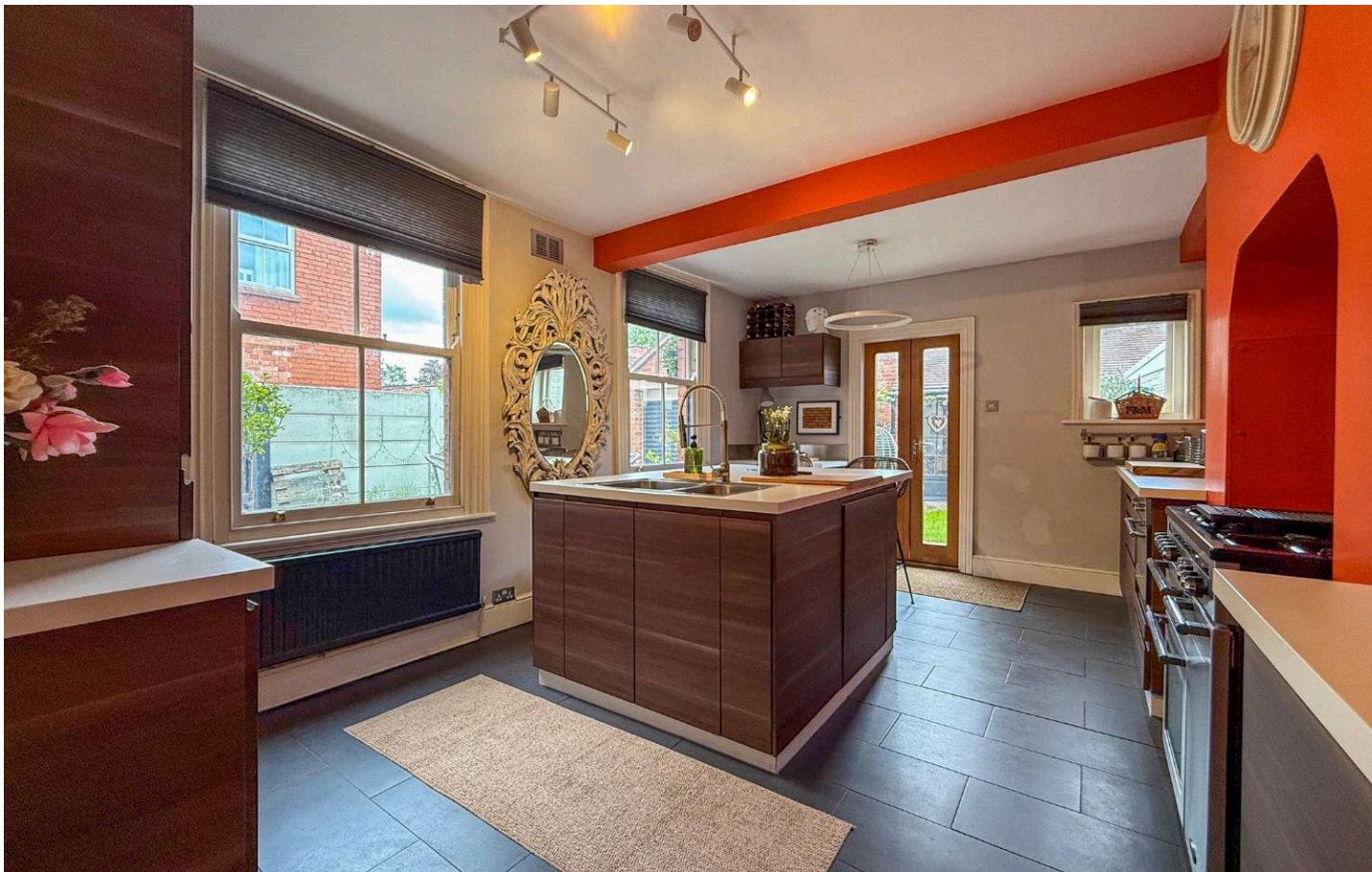
Outside, this home is positioned on a sought after tree lined street that is a no-through road and falls within walking distance of Newark town centre. The property has a railed private frontage and a shared driveway that leads down the side of the property to the enclosed rear garden. The rear garden has been designed for general low maintenance with a small lawned area, gravelled areas and a raised decked entertaining area that is south facing. A garage has power and light connected, with a further outbuilding having hot and cold water. Other features of this home include EV charging point, gas central heating and wooden double glazed sash windows.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: tbc





Entrance Hallway

22' 10" x 6' 5" (6.96m x 1.96m)
maximum measurements

Bay Fronted Lounge

14' 10" x 14' 5" (4.52m x 4.39m)
maximum measurements into bay window

Dining Room

13' 11" x 12' 5" (4.24m x 3.79m)

Breakfast Kitchen

17' 5" x 11' 9" (5.31m x 3.58m)

Bedroom One

14' 8" x 10' 6" (4.47m x 3.20m)
maximum measurements into bay window

Ensuite Shower Room

7' 11" x 3' 10" (2.41m x 1.17m)



Bedroom Two

12' 6" x 10' 7" (3.81m x 3.23m)
maximum measurements

Bedroom Three

11' 11" x 10' 3" (3.63m x 3.12m)
maximum measurements

Bedroom Four

11' 3" x 7' 7" (3.43m x 2.31m)

Bathroom

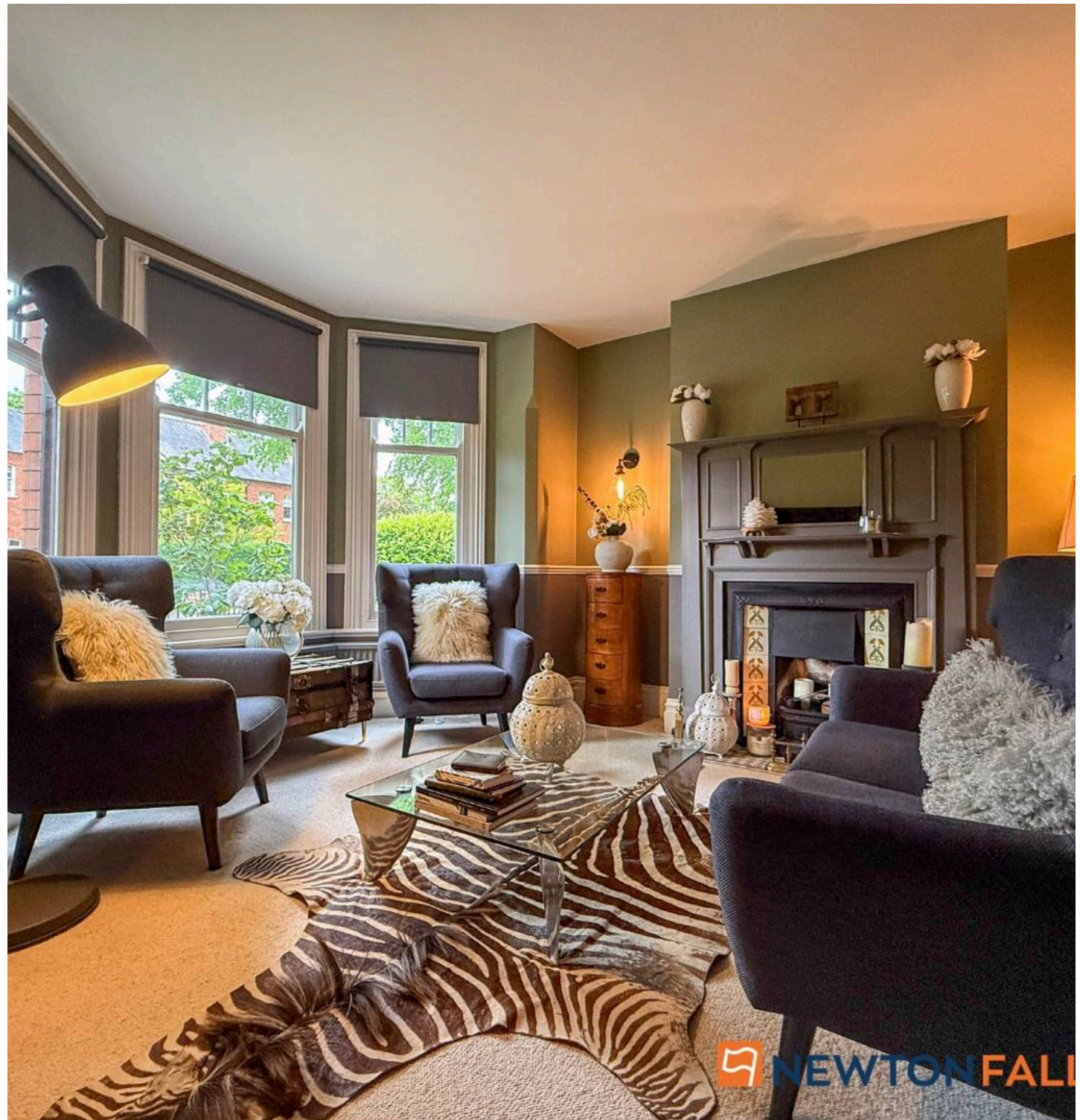
8' 6" x 6' 7" (2.59m x 2.01m)

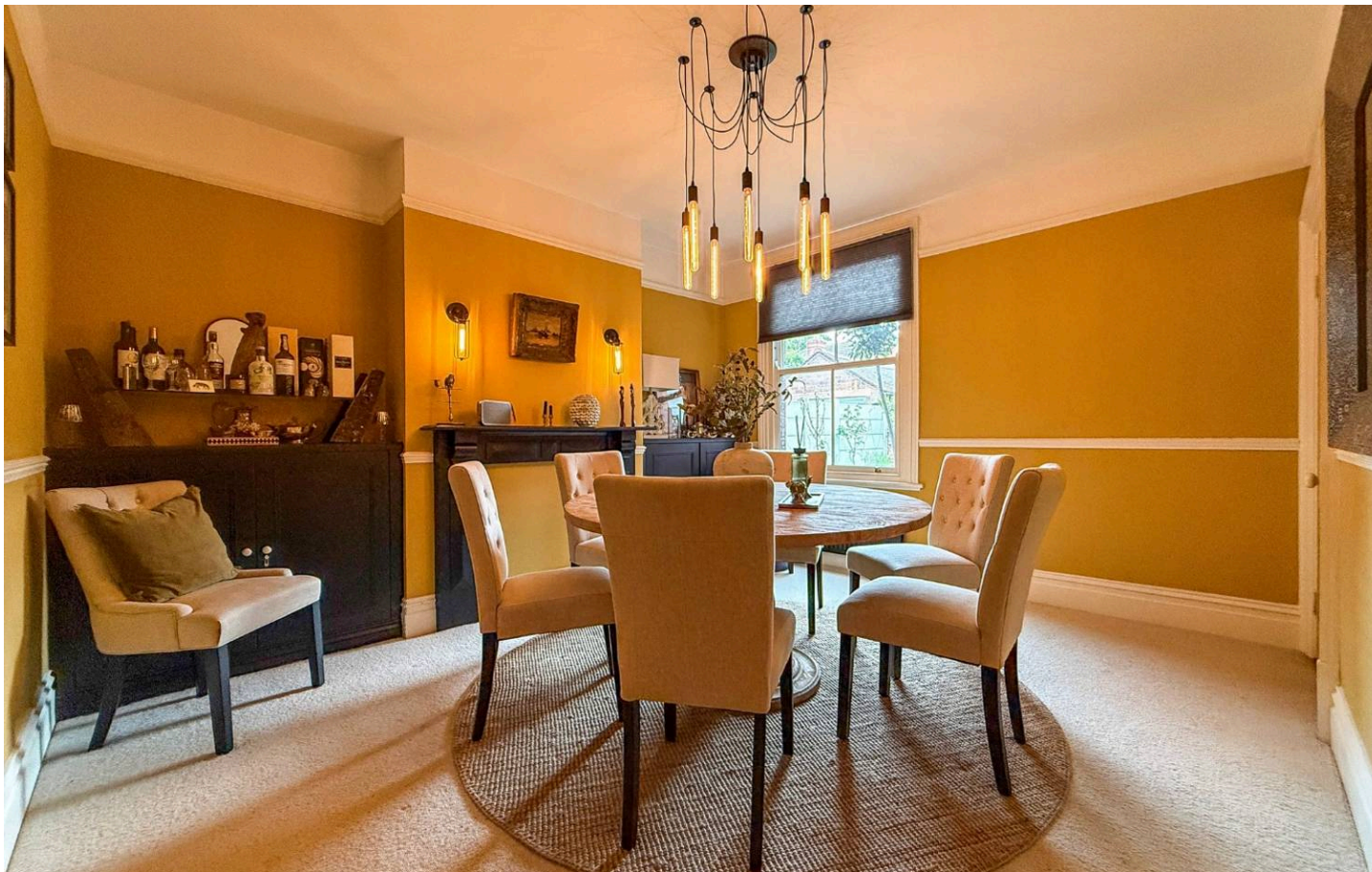
Garage

16' 2" x 9' 7" (4.93m x 2.92m)

Outbuilding

9' 0" x 5' 8" (2.74m x 1.73m)





Agent's Note - Windows

The property has wooden double glazed sash windows.

Agent's Note - Access

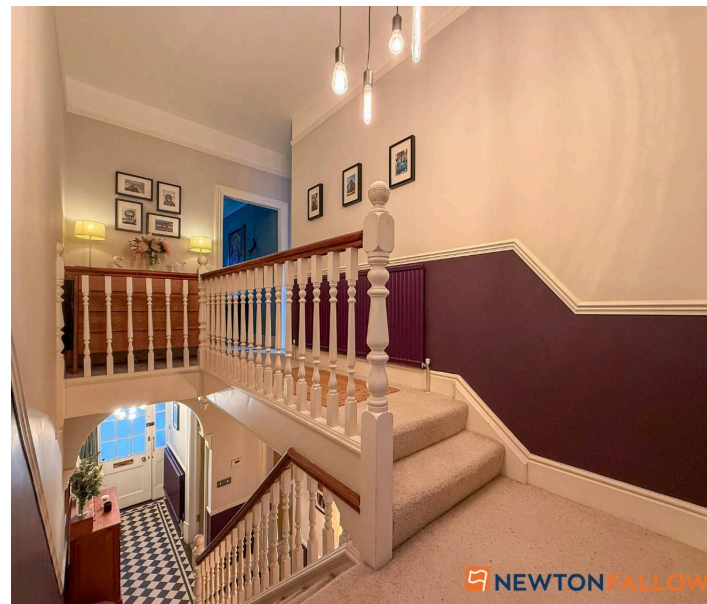
The property has a shared driveway with the neighbouring property.

Agent's Note - Conservation Area

The property falls within the Newark Conservation area.

Services

Mains gas, electricity, water and drainage are connected.



Square Footage

The square footage for this property is approximately 1,576 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.





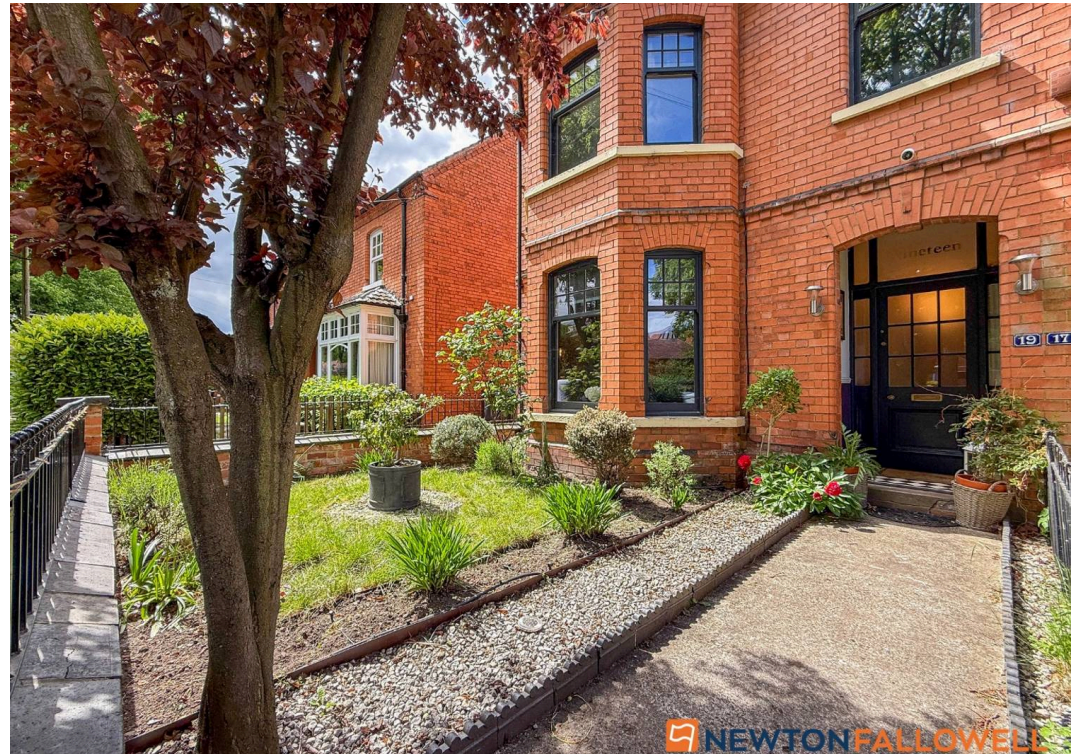
Anti-Money Laundering Regulations

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.

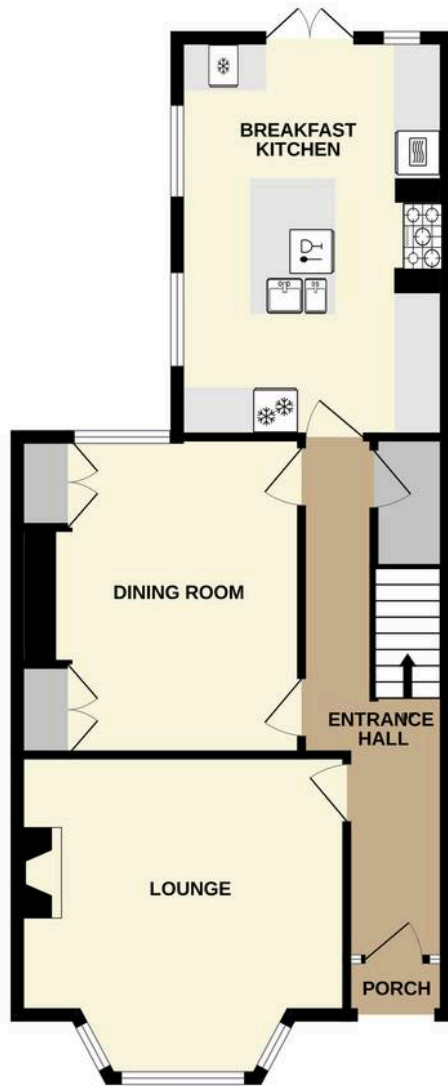
Referrals

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.





GROUND FLOOR



1ST FLOOR



OUT BUILDINGS



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

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

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