

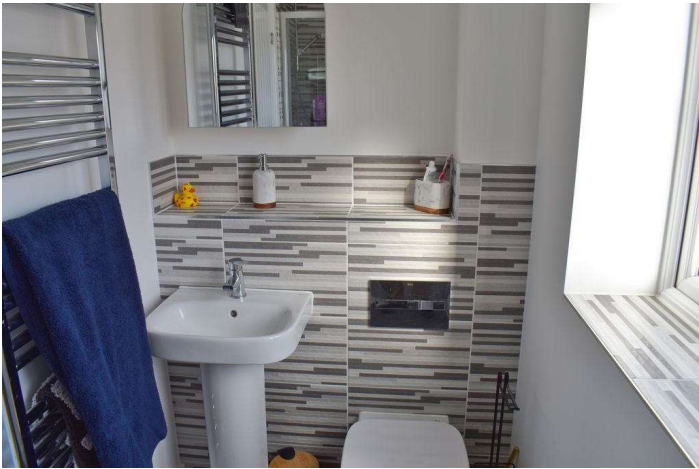
Millers Croft, Middlebeck NG24 3YT



A beautifully presented modern three bedroom detached property built in May 2026 and located in the popular Middlebeck development on the outskirts of Newark. The accommodation includes an open plan contemporary kitchen/diner, living room, ground floor cloakroom, three bedrooms, family bathroom and en-suite to the master. There is parking for two vehicles, an EV charging point, solar panels and an enclosed garden to the side. Viewing is essential to appreciate the quality of this home. NO CHAIN.

£275,000





Situation and Amenities

Middlebeck is a modern development situated a short distance from local amenities. On Middlebeck itself is Christ Church C of E primary school, Gannets cafe and bistro, and a community cycle hub and shop. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose, Asda, Aldi, Morrisons and Marks & Spencer. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway provides access to the living room, the ground floor cloakroom and the kitchen/diner. From the hallway the staircase rises to the first floor. There is also an under-stairs cupboard, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a wash hand basin and low level WC. There is vinyl flooring, a ceiling light point and a radiator.

Living Room 15' 8" x 9' 5" (4.78m x 2.86m)

This spacious light and airy room has a bay window to the side elevation and a further window to the front. The living room has two ceiling light points and a radiator.

Kitchen/Diner 15' 5" x 10' 2" (4.71m x 3.11m)

A superb kitchen/diner with a window overlooking the garden and French doors leading into the garden. There is also a window to the front aspect. The kitchen area is fitted with a range of contemporary wall and base units with work surfaces. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven, gas hob with extractor above, dishwasher, fridge/freezer and washing machine. The room has vinyl flooring, a ceiling light point, spotlights to the ceiling and a radiator.

First Floor Landing

The staircase rises from the spacious reception hallway to the first floor landing which has doors into the three bedrooms and the family bathroom. Also on the landing is a storage cupboard, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One 11' 3" x 9' 7" (3.43m x 2.91m)

An excellent sized double bedroom with a window to the side aspect, a ceiling light point and a radiator. A door leads into the en-suite.

En-suite Shower Room 9' 0" x 3' 11" (2.75m x 1.19m)

The en-suite has an opaque window to the front aspect and is fitted with a walk-in shower cubicle, wash hand basin and low level WC. The room has spotlights to the ceiling, an extractor fan and a heated towel rail.

Bedroom Two 10' 4" x 7' 9" (3.15m x 2.36m)

A good sized second bedroom with a window to the side aspect, a ceiling light point and a radiator.

Bedroom Three 10' 5" x 7' 9" (3.18m x 2.37m)

This third bedroom is currently utilised as a dressing room, and has a window overlooking the front aspect, a ceiling light point and a radiator.

Family Bathroom 6' 3" x 5' 6" (1.90m x 1.67m)

The bathroom has an opaque window to the front aspect, and is fitted with a suite comprising bath, wash hand basin and low level WC. The room has vinyl flooring, a radiator, part tiling to the walls, an extractor fan and spotlights to the ceiling.

Outside

To the front of the property is a lawned area. To the side is a wonderful south west facing garden which is laid to lawn and paving ideal for outside seating and entertaining. There are timber built flowerbeds, wall mounted lighting and an outside tap. A gate leads to the parking spaces. There is an EV charging point.

Council Tax

The property is in Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

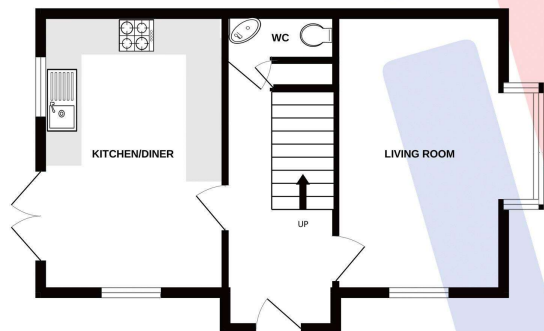
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

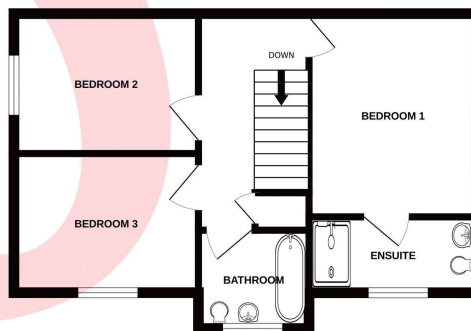
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007881 28 September 2026



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 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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