

Furrow Close, Middlebeck NG24 3XR



GUIDE PRICE £260,000 to £270,000. A superb three bedroom detached family home situated in this popular residential development and available for purchase with NO CHAIN. In addition to the three bedrooms, this spacious property has a nicely proportioned lounge, a fantastic dining kitchen/family room, cloakroom, en-suite and family bathroom. There is off road parking and a single garage. The property is double glazed and has gas central heating.

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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. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors providing access to the cloakroom, the lounge and the dining kitchen. The hallway is complemented with a ceramic tiled floor, and has a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and pedestal wash hand basin. The room has the same ceramic tiled floor flowing through from the hallway, part ceramic tiling to the walls, a ceiling light point and a radiator.

Lounge 12' 3" x 11' 0" (3.73m x 3.35m)

This good sized and nicely proportioned reception room has a window to the front elevation and two windows to the side making it particularly bright and airy. The lounge has a ceiling light point and a radiator.

Dining Kitchen 19' 10" x 18' 6" (6.04m x 5.63m) (at widest points)

This magnificent room is the heart of the family home and has windows to the rear elevation, and glazed French doors leading out into the garden. The kitchen area is fitted with an excellent range of contemporary base and wall units, with square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, fridge, freezer and dishwasher. There are two useful storage cupboards, one of which is sited beneath the staircase. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture, and has the same ceramic tiled floor, recessed ceiling spotlights in the kitchen and two pendant lights above the dining/family room area. A door leads through to the utility room.

Utility Room 5' 5" x 5' 4" (1.65m x 1.62m)

The utility room has a glazed door providing access out to the driveway and is fitted with base units, and square edge work surfaces and splash backs to match those of the kitchen. There is a further stainless steel sink and a washing machine. The room has the same ceramic tiled floor, a ceiling light point, an extractor fan and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into all three bedrooms and the family bathroom. The landing has a useful storage cupboard which is sited above the staircase, and two ceiling light points. Access to the loft space is obtained from here.

Bedroom One 11' 2" x 10' 4" (3.40m x 3.15m) (excluding wardrobes)

A great sized double bedroom having a window to the front elevation, a fitted wardrobe with sliding doors and recessed ceiling spotlights above. The bedroom also has a ceiling light point and a radiator. A door provides access into the en-suite shower room.

En-suite Shower Room

The well appointed en-suite is fitted with an oversized shower cubicle with mains shower, pedestal wash hand basin and WC. The room has a ceramic tiled floor, part ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a heated towel rail.

Bedroom Two 10' 9" x 9' 2" (3.27m x 2.79m) (plus door recess)

A further double bedroom with a window to the rear elevation, a fitted double wardrobe, a ceiling light point and a radiator.

Bedroom Three 8' 11" x 8' 11" (2.72m x 2.72m)

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

Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

This well appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there are recessed ceiling spotlights, an extractor fan, a shaver socket and a heated towel rail.

Outside

To the front is a small hard landscaped garden, adjacent to which is a footpath leading to the front door. Located to the side of the property is the driveway which provides off road parking for at least two vehicles, and in turn leads to the garage. Next to the driveway is an EV charging point. Gated access leads into the rear garden.

Garage 20' 5" x 10' 10" (6.22m x 3.30m)

The garage has an up and over door to the front elevation and is equipped with power and lighting.

Rear Garden

The rear garden is fully enclosed and has been tastefully landscaped for ease of maintenance. The garden comprises an artificial lawn and a contemporary patio that sweeps from the rear to one corner, and is ideal for outdoor seating and entertaining.

Council Tax

The property is in Band C.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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

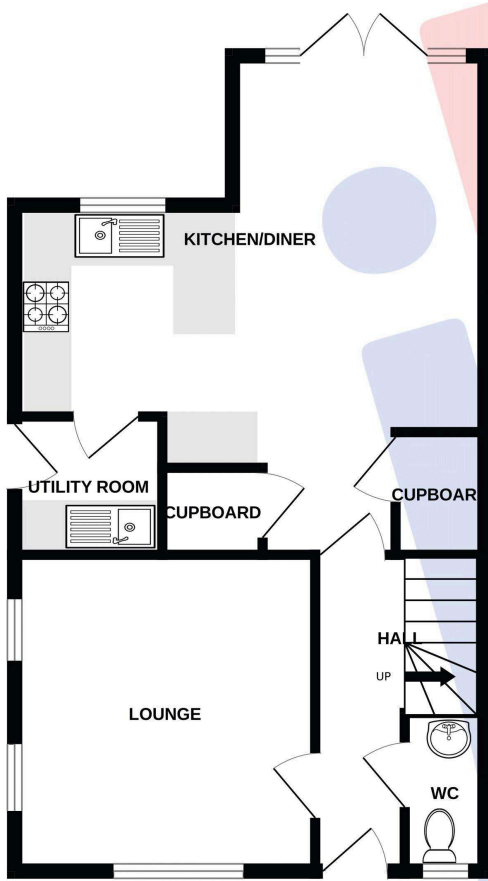
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

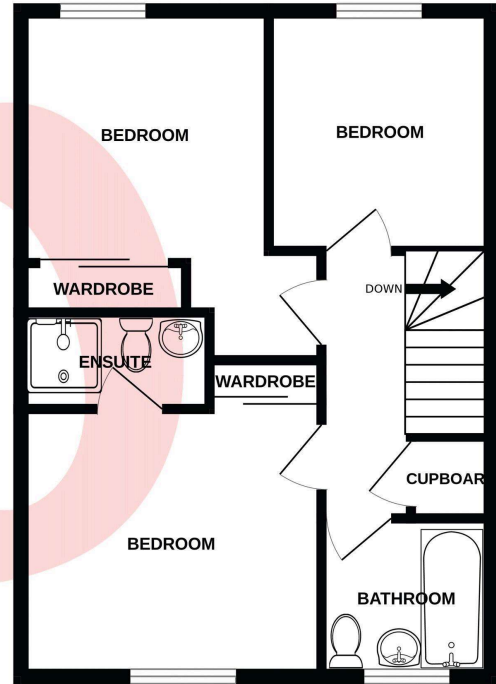
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.7 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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