



**41 Goldstraw Lane, Fernwood,
Newark, NG24 3FD**



Book a Viewing!

£269,999

The largest of the Town Houses originally built by David Wilson to their Carleton Design build within this highly regarded family friendly development, this impressive three storey home offers in excess of 1,500 sq ft of versatile and immaculately presented living accommodation. Offered for sale with No Upward Chain, the property has been thoughtfully designed to suit modern family life, combining generous living spaces with excellent areas for entertaining. The heart of the home is the spacious kitchen diner, complemented by a superb lounge diner that provides the perfect setting for both everyday living and social gatherings. The accommodation further benefits from plenty of storage space, a practical utility room, two of the bedrooms with en-suite facilities, and flexible living space arranged across three floors to adapt to a variety of lifestyle needs. Externally, the property enjoys a low maintenance south facing rear garden, garage and off-road parking, making it an ideal choice for busy families and professionals alike. Situated within a popular and established development, this outstanding home offers the perfect blend of space, comfort and convenience.





LOCATION

Fernwood has a host of useful local amenities within the village, such as a local shop, village hall, sports field, a primary school, take away, bar and a public house set within walking distance of the development as well as a gym. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village which provides a wider selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

ACCOMMODATION

ENTRANCE HALL

With radiator, laminate flooring, uPVC double glazed opaque window to the side elevation, under stairs storage cupboard, cloaks cupboard with hanging rails, doors to bedroom two, shower room, utility room and a second reception room/study.



BEDROOM TWO

13' 5" x 8' 10" (4.1m x 2.7m) With uPVC double glazed window to the front elevation, laminate flooring, radiator and door to en-suite shower room.

JACK N JILL SHOWER ROOM

8' 10" x 5' 2" (2.7m x 1.6m) Fitted with a double shower cubicle, mains fed, wash hand basin and low level WC. Tiled floor, tiled splashbacks, extractor, radiator and electric shaver point.

RECEPTION ROOM / STUDY

12' 9" x 8' 10" (3.9m x 2.7m) With uPVC double glazed French doors onto rear garden, laminate flooring and a radiator.

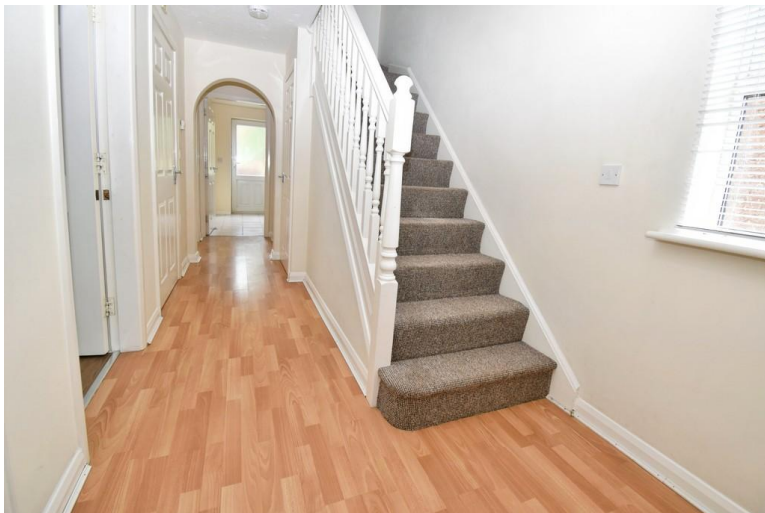


UTILITY ROOM

7' 10" x 6' 6" (2.4m x 2m) Fitted with a range of wall and base units with a sink and stainless steel mixer tap. Under counter space and plumbing for a washing machine and under counter space for a further appliance. Wall mounted gas heated boiler, radiator, tiled floor, tiled splashbacks, extractor and uPVC double glazed door onto the rear garden.

FIRST FLOOR LANDING

Stairs to the second floor, internal windows, uPVC double glazed window to the side elevation, radiator and doors to the lounge diner and to the kitchen diner.



KITCHEN DINER

16' 0" x 13' 5" L shape, to the maximum (4.9m x 4.1m) Fitted with the range of wall and base units with a work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap. Fitted double oven, gas hob and extractor. Under counter space for appliances. Radiators, tiled floor, tiled splashbacks and uPVC double glazed windows to the front elevation.

LOUNGE DINER

16' 0" x 18' 4" L shape, maximum measurement (4.9m x 5.6m) With uPVC double glazed windows to the rear elevation, radiators, laminate flooring and carpeting, coving to the ceiling and feature fire surround.

SECOND FLOOR LANDING

With uPVC double glazed window to the side elevation, access to the loft, radiator, built-in airing cupboard housing the hot water cylinder, door to bathroom and to three further bedrooms.



BEDROOM FOUR

12' 9" x 6' 6" (3.9m x 2m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

12' 9" x 8' 10" (3.9m x 2.7m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobe.



BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m) Fitted three piece suite comprising a panelled bath with mixer shower attachment, pedestal wash hand basin and low level WC. Tiled floor, tiled splashbacks, radiator, extractor and electric shaver point.

MASTER BEDROOM

11' 9" x 11' 9" maximum, to the back of the wardrobes. (3.6m x 3.6m) With uPVC double glazed window to the front elevation, radiator, built-in wardrobes and door to the en-suite.

EN-SUITE

7' 10" into shower recess x 6' 6" (2.4m x 2m) Fitted with a shower, mains fed, pedestal wash handbasin and low level WC. Tiled floor, tiled splashbacks, radiator, extractor, electric shaver point and uPVC double glazed opaque window to the front elevation.

OUTSIDE

To the rear there is an enclosed low maintenance south facing gravelled garden with gated access. There is also a garage with parking.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



WEBSITE

Our detailed website shows all our available properties and gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

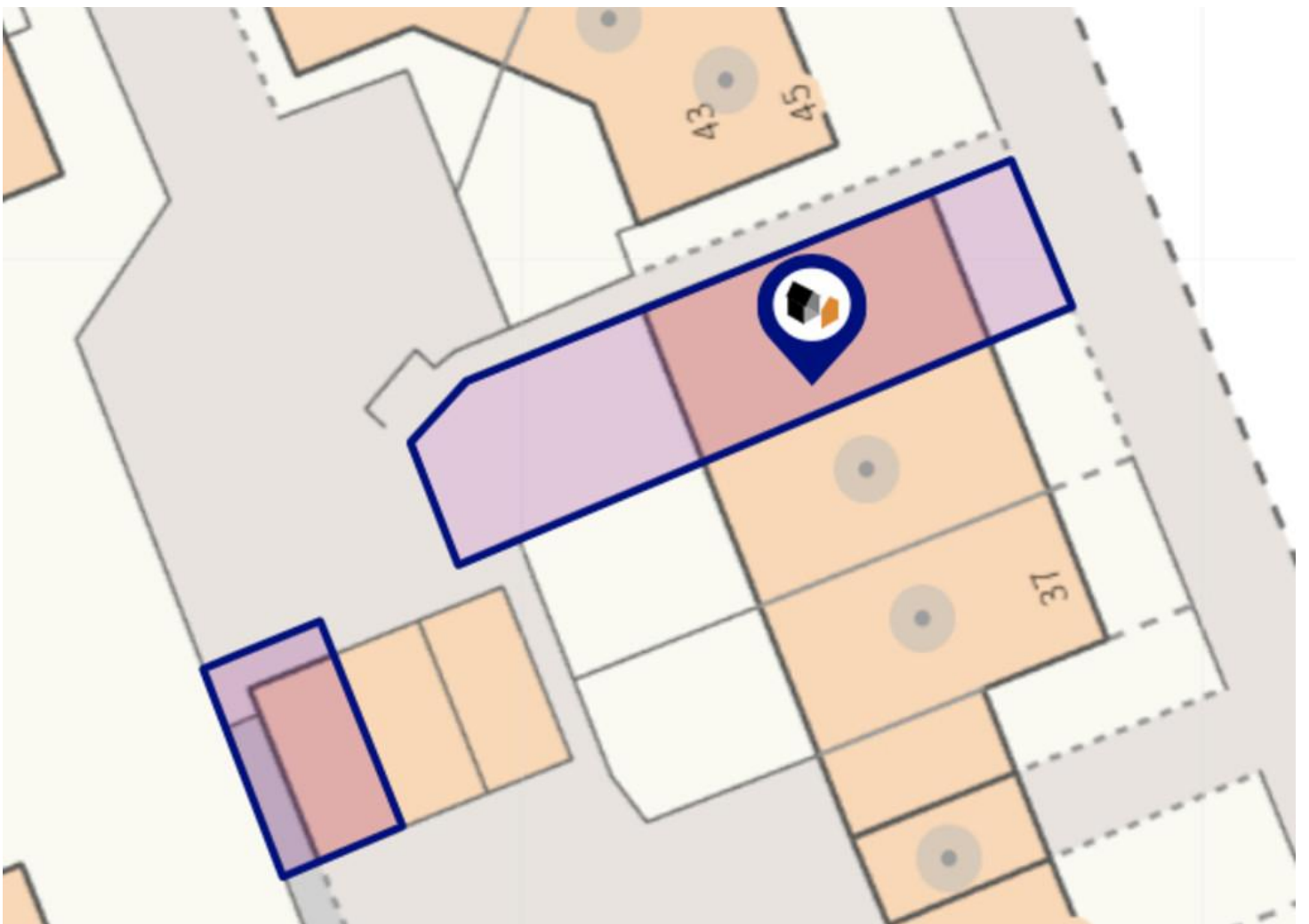
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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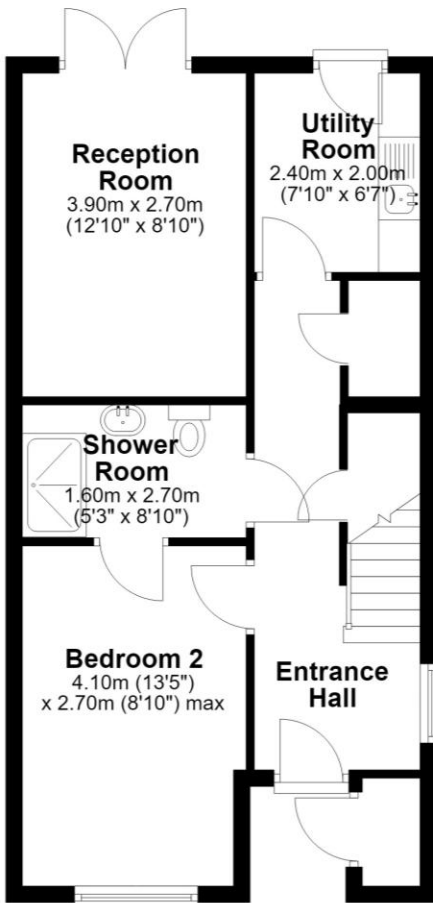
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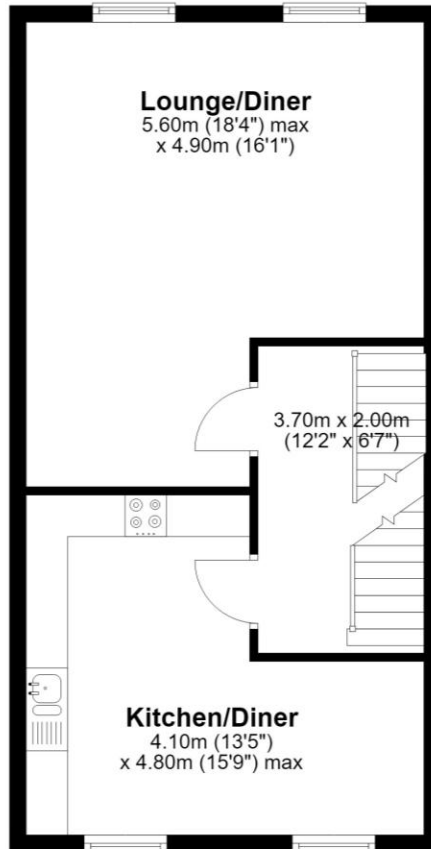
Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



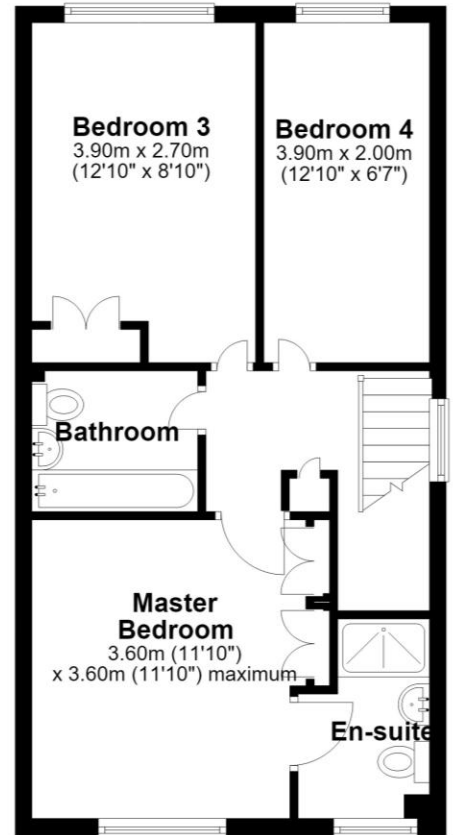
First Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



Second Floor

Approx. 49.0 sq. metres (527.3 sq. feet)



Total area: approx. 141.2 sq. metres (1519.4 sq. feet)

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