

Grange Road, Newark NG24 4LH



GUIDE PRICE £200,000 to £210,000. PRESENTED IN SHOW HOME CONDITION! An extended and recently refurbished three bedroom semi detached property situated in a popular residential area. In addition to the three bedrooms, the property has a well proportioned lounge, family room, a fabulous dining kitchen and ground floor cloakroom. This family home stands on a delightful plot and has off road parking and a detached garage. The south facing rear garden is fully enclosed. The property is double glazed and has gas central heating. Early viewing is essential.

Guide Price £200,000 to £210,000







Situation and Amenities

The property is situated in a sought after residential location. 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 a recently opened 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, gyms and golf courses.

Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the lounge and the dining kitchen. The hallway has wood laminate flooring, a ceiling light point and a radiator.

Lounge 15' 11" x 11' 4" (4.85m x 3.45m)

This excellent sized and well proportioned reception room has a large picture window to the front elevation with bespoke fitted blind. The focal point of the lounge is the chimney breast with timber mantle (fireplace is non working). The room has the same flooring flowing through from the hallway, two ceiling light points and a radiator.

Dining Kitchen 15' 11" x 10' 11" (4.85m x 3.32m)

This fabulous dining kitchen is fitted with an extensive range of contemporary base and wall units complemented with roll top work surfaces and matching splash backs. There is a sink, and integrated appliances include a oven with ceramic hob and extractor hood above, dishwasher, fridge, freezer and washing machine. The room is of sufficient size to accommodate a dining table and has the same wood laminate flooring, recessed ceiling spotlights and a radiator. Situated adjacent to the kitchen and sited beneath the staircase is a large and useful storage cupboard. The dining kitchen is open plan to the family room via a large opening, and also has a window looking into the family room.

Family Room 12' 1" x 7' 11" (3.68m x 2.41m)

This additional and very versatile space is formed within the extended part of the home and has French doors leading out to the garden and two Velux skylight windows making it particularly bright and airy. The family room has the same wood laminate flooring, recessed ceiling spotlights and a radiator. A door provides access to the ground floor cloakroom.

Ground Floor Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. There are recessed ceiling spotlights, an extractor fan and a radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 11' 5" x 9' 1" (3.48m x 2.77m)

An excellent sized double bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator.

Bedroom Two 11' 0" x 9' 1" (3.35m x 2.77m)

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

Bedroom Three 8' 3" x 6' 4" (2.51m x 1.93m)

A single bedroom with a window to the front elevation, a ceiling light point and a radiator. This bedroom is currently utilised as a dressing room.

Bathroom 7' 9" x 6' 4" (2.36m x 1.93m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising a 'P' shaped bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is enhanced with part ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

This family home stands on a delightful plot and to the front and side is a driveway which provides off road parking for numerous vehicles and in turn leads to the detached garage. Gated access leads to the rear garden.

Rear Garden

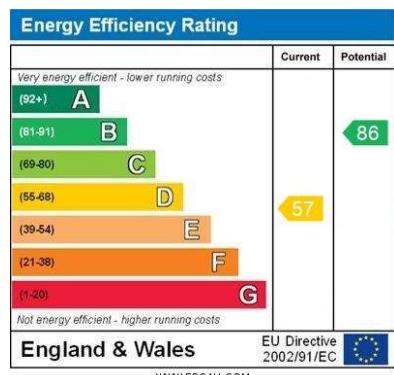
The south facing rear garden is fully enclosed and comprises a small lawn, and a patio with feature stone circle providing an ideal outdoor seating and entertaining space.

Garage 22' 4" x 9' 3" (6.80m x 2.82m)

The garage has an up and over door to the front elevation, and a personnel door and window to the side. The garage is equipped with both power and lighting.

Council Tax

The property is currently in Band C.



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 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. 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.

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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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