



**43 Halifax Road**

Fernwood, Newark, NG24 3XE



Book a Viewing

**£220,000**

A detached family home situated within this popular modern development in the village of Fernwood, which is within close proximity to Newark. The internal living accommodation briefly comprise of Entrance Hall, Cloakroom, Lounge, Dining Kitchen and a First Floor Landing leading to three Bedrooms, En-suite to the principal Bedroom and a Family Bathroom. Outside there are gardens to the side with a patio area and two allocated parking space and EV car charging point. Viewing is recommended.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Fernwood offers a range of local amenities including a shop, village hall, sports field, primary school, takeaway, bar, and pub-all within walking distance. Excellent road links via the A1 provide easy access to secondary schools in Lincoln and Grantham. Just 3.5 miles away, Newark-on-Trent boasts independent shops, high street retailers, restaurants, pubs, and historic sights. Nearby Balderton adds further convenience with supermarkets, a post office, pharmacy, pubs, and well-regarded schools.







## ACCOMMODATION

### ENTRANCE HALL

With double glazed main entrance door, built-in double cloaks cupboard, double radiator and stairs to the first floor.

### CLOAKROOM

With WC, wash hand basin, single radiator, part tiled surround and extractor fan.

### LOUNGE

15' 5" x 10' 8" (4.7m x 3.25m) With two UPVC windows and double radiator.



### KITCHEN/DINER

15' 5" x 8' 9" (4.7m x 2.67m) Fitted with a range of wall and base cupboards, drawers and worksurfaces, fitted oven and hob, plumbing for dishwasher and washing machine, extractor hood, double radiator, part tiled surround, two UPVC windows and UPVC patio doors.

### FIRST FLOOR LANDING

With built-in cupboard and access to roof void.

### BEDROOM

10' 10" x 10' 6" (3.3m x 3.2m) With UPVC window and radiator.



### EN-SUITE

With suite to comprise of WC, wash hand basin and fitted shower cubicle, part tiled surround, double radiator, extractor fan and UPVC window.

### BEDROOM

11' 9" x 8' 9" (3.58m x 2.67m) With UPVC window and radiator.

### BEDROOM

8' 9" x 6' 5" (2.67m x 1.96m) With UPVC window and radiator.

### BATHROOM

With suite to comprise of bath with shower over, WC and wash hand basin, radiator, part tiled surround, extractor fan and UPVC window.



### OUTSIDE

There is a front forecourt garden and side garden with a lawned area, range of flowerbeds and patio. There are two allocated parking spaces and EV car charging point.

#### WEBSITE

Our detailed website shows all our available properties and also 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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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.

#### GENERAL

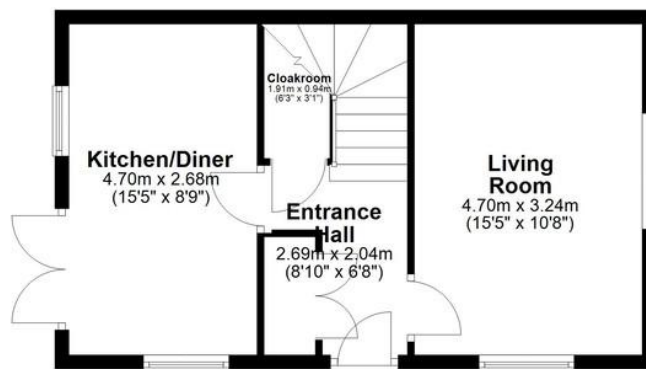
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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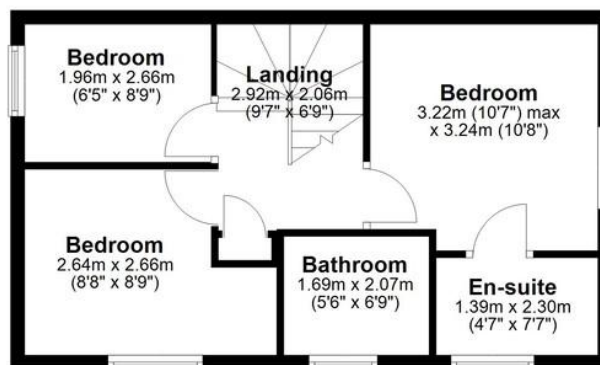
### Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 sq. feet)

For Guidance Purposes Only  
Plan produced using PlanUp.

**43 Halifax Road, Fernwood**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.