



**Plot 10, No.9 Grove Grange, Barnby Road,
Newark, NG24 2NE**

£570,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Four Bedroomed Flexible Design
- Timber Framed Construction
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Gross Internal Area Approx. 1,846 Sq. Ft.
- Newark Town Centre Within Walking Distance
- Stunning 26ft Vaulted Kitchen
- Expected 'A' Rating EPC
- Gas Fired Central Heating System
- Low Density 10 House Development
- Primary School Nearby

A detached three/four bedroomed family house, delightfully situated on this 10 house low density and high quality gated development by Grange Developments Ltd. The house design features a 26ft vaulted kitchen with bi-fold doors, two reception rooms, or a fourth bedroom with ground floor bathroom provision, three double sized first floor bedrooms, master en-suite and family bathroom.

This is a cul-de-sac development comprising three/four bedroomed houses conveniently situated within walking distance of Barnby Road Academy Primary School, Newark Town Centre and Newark Northgate Railway Station.

- * Timber framed construction and expected 'A' rating EPC.
- * Grey uPVC double glazed windows and doors and aluminium bi-folds.
- * Gas central heating with panelled radiators.
- * Designer kitchen by Intone Kitchens (Bourne) Lincolnshire with composite worktops.
- * Oak vertical panel internal doors.
- * Engineered Oak floors and fitted carpets.
- * LED lighting throughout.
- * Hive control heating.
- * Individual Klargester sewage treatment system.
- * EV Charging Point
- * Solar Panels
- * 10 year building warranty.

The property has facing brick elevations under a tiled roof and the following accommodation is provided:

CANOPY PORCH

HALL

24'9 x 6'4 (7.54m x 1.93m)

Including the stairwell with under stairs cupboard, radiator.

SITTING ROOM

19'10 x 11'11 (6.05m x 3.63m)

(Overall)

With radiator.

KITCHEN

25'11" x 14'11" (7.92m x 4.55m)

(Plus recess 9'11 x 5'4)

Vaulted ceiling, two sets of south facing aluminium bi-fold doors, gable window and two Velux roof lights, radiator.

UTILITY ROOM

10'4 x 5'8 (3.15m x 1.73m)

With external door.

OFFICE/BEDROOM FOUR

16'4 x 10' (4.98m x 3.05m)

With radiator.

CLOAK/SHOWER ROOM

11'9 x 4'5 (3.58m x 1.35m)

Potentially providing an en suite facility for ground floor bedroom if required.

FIRST FLOOR

Dog leg staircase, galleried landing, radiator, hatch to the roof space and cupboard containing the hot water cylinder.

BEDROOM ONE

20'5 x 9'10 (6.22m x 3.00m)

Vaulted ceiling, radiator and gable window.

EN SUITE

9'11 x 6'8 (3.02m x 2.03m)

(Measured into the shower recess)

Chrome heated towel rail, Velux roof light.

BEDROOM TWO

14'7 x 9' (4.45m x 2.74m)

Gable window, radiator.

BEDROOM THREE

10' x 9'1 (3.05m x 2.77m)

Vaulted ceiling, gable window, radiator.

BATHROOM

9' x 5'9 (2.74m x 1.75m)

With Velux roof light.

OUTSIDE

There are three external car parking spaces and a east facing garden area.

SERVICES

Mains water, electricity, and gas are connected. The property has solar panels

DRAINAGE

Each property has a Klargester sewage treatment system.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

To be confirmed.

ALSO AVAILABLE



ORANGE
DEVELOPMENTS
Integrated Development, Newark



Orange Grove, Barnby Road, Newark - Price List

Plot No.	House Type	sq m	sq ft
Plot 10	3/4 Bed Detached House	171.50	1,846
Plot 9	3/4 Bed Detached House	171.50	1,846
Plot 8	4 Bed Detached House	171.68	1,848
Plot 7	4 Bed Detached House	184.78	1,989
Plot 6	4 Bed Detached House	171.68	1,848
Plot 5	3/4 Bed Detached House	171.50	1,846
Plot 4	4 Bed Detached House	171.68	1,848
Plot 3	4 Bed Detached House	184.78	1,989
Plot 2	3/4 Bed Detached House	171.50	1,846
Plot 1	3/4 Bed Detached House	171.50	1,846



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The plan shows the general position, not the exact position of an address. It may be subject to distortions in scale.
The Unique Property Reference Number (UPRN) is generated from the NLPG, in accordance with BS7666.




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC 		



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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