



Plot 10, No.1 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
- Expected 'A' Rating EPC
- Grey uPVC Double Glazed Windows and Aluminium Bi-folds
- Exclusive Gated 10 House Development
- Newark Town Centre Within Walking Distance
- Stunning 26ft Vaulted Kitchen
- Gas Fired Central Heating System
- Gross Internal Area Approx. 1,846 Sq. Ft.
- Solar Panels with Feed-in Tariff (FiT)
- Primary School Nearby

A detached three/four bedroomed family house, delightfully situated on this 10 house exclusive gated development by Grange Developments Ltd, each set within generous private gardens. The house design features a 26ft vaulted kitchen with bi-fold doors, flexible two reception rooms, or a fourth bedroom with en-suite 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.

- \* 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.
- \* LED lighting throughout.
- \* 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.

### **AGENTS NOTE**

Photography, computer generated imagery and virtual staging are intended to provide an impression of the homes and lifestyle offered. Finishes, layouts, landscaping, furnishings and specification may vary during the course of development

### **SERVICES**

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

### **SOLAR PANELS**

Energy efficient solar PV panels with Feed-in Tariff benefits, providing renewable energy generation, benefitting from reduced energy bills and potential income from exported electricity.

### **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.









## Grange Grove, Barnby Road, Newark - Price List

| Plot No.      | Street No.  | House Type                  | sq m          | sq ft        | Asking Price |
|---------------|-------------|-----------------------------|---------------|--------------|--------------|
| Plot 1        | No.10       | 3/4 Bed Detached House      | 171.50        | 1,846        | £575,000     |
| Plot 2        | No.9        | 3/4 Bed Detached House      | 171.50        | 1,846        | £570,000     |
| Plot 3        | No.8        | 4 Bed Detached House        | 171.68        | 1,848        | £585,000     |
| <b>Plot 4</b> | <b>No.7</b> | <b>4 Bed Detached House</b> | <b>184.78</b> | <b>1,989</b> | <b>SSTC</b>  |
| Plot 5        | No.6        | 4 Bed Detached House        | 171.68        | 1,848        | £580,000     |
| Plot 6        | No.5        | 3/4 Bed Detached House      | 171.50        | 1,846        | £580,000     |
| Plot 7        | No.4        | 4 Bed Detached House        | 171.68        | 1,848        | £590,000     |
| Plot 8        | No.3        | 4 Bed Detached House        | 184.78        | 1,989        | £600,000     |
| Plot 9        | No.2        | 3/4 Bed Detached House      | 171.50        | 1,846        | £575,000     |
| Plot 10       | No.1        | 3/4 Bed Detached House      | 171.50        | 1,846        | £570,000     |

  
**GRANGE**  
DEVELOPMENTS  
10 Plot Gated Development, Newark





**GROUND FLOOR**

**FIRST FLOOR**

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.

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| 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*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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