



ALASDAIR  
**MORRISON**  
&  
  
**Mundys**  
est 1895

**71 London Road,  
Newark, NG24 1RZ**

**Offers in Excess of £750,000**

This magnificent three storey period residence has been thoughtfully transformed into an elegant and welcoming family home, having formerly been part of the Grange Hotel, all while retaining the charm and craftsmanship of its heritage. Original architectural details abound, from deep skirting boards and decorative coving to picture and dado rails, complemented by beautiful walk-in bay windows that flood the rooms with light. The property also includes a generous one bedroom annex on the lower ground floor, currently operating as a successful Airbnb. This self-contained apartment can be accessed privately or directly from the main house, offering ideal flexibility for guests, family, or additional income. Stepping through the impressive entrance, you're greeted by a striking period style tiled hallway leading to a cloakroom and WC. The bay fronted living room is a warm and inviting space, featuring a log burning stove and bespoke cabinetry. At the heart of the home lies a spacious kitchen and dining area designed for modern family life, accompanied by a practical utility room. Upstairs, the first floor offers a stylish shower room and three well-proportioned double bedrooms. Two enjoy the luxury of en-suite facilities, while the third has been thoughtfully fitted with study furniture and wardrobes, perfect for use as a home office or guest room. The property's exterior is just as captivating, with beautifully maintained traditional gardens providing a peaceful setting. A double garage, along with an additional single garage for storage, completes this exceptional home that blends timeless character with contemporary comfort.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING G – D.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY** - Newark and Sherwood DC.

**TENURE** - Freehold.

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

#### **LOCATION**

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.



#### UPPER GROUND FLOOR ENTRANCE HALLWAY

With wooden door, coving to the ceiling, deep skirting boards, radiator, period tiled floor, door to cloakroom and double doors to entrance hall.

#### ENTRANCE HALL

With wood flooring, dado rail, radiator, deep skirting boards, coving to the ceiling, stairs to the first floor, door leading to stairs to the lower ground floor and doors to the kitchen diner and to the living room.

#### CLOAKROOM / WC

3' 4" x 8' 11" (1.02m x 2.72 m) Fitted with a white traditional two piece suite comprising a low level WC and pedestal wash hand basin, heated towel rail, extractor, inset spotlights, built-in storage cupboard and uPVC double glazed opaque sash windows to the side elevation.

#### LIVING ROOM

16' 2" x 16' 10" (4.93m x 5.13m) Walk-in bay with uPVC double glazed sash windows, picture rail, deep skirting boards, coving to the ceiling, ceiling rose, radiators, wall light points, bespoke cabinetry with shelving and log burning stove.

#### KITCHEN DINER

26' 0" x 12' 9" (7.92m x 3.89m) Fitted with classic Shaker style wall and base units with a wooden work surface incorporating a centre island, breakfast bar and a ceramic 1½ bowl sink unit with a stainless steel Quooker mixer tap additionally providing boiling and/or filtered water , fitted double oven, Bora induction hob with integrated extractor fan, integrated dishwasher, freezer and fridge, tiled splashbacks, coving to the ceiling, picture rails, deep skirting boards, radiators, shelving, uPVC double glazed sash windows to the rear elevation and door to the utility room.

#### UTILITY ROOM

4' 6" x 8' 7" (1.37m x 2.62 m) Fitted with matching base units with a wooden worksurface incorporating a sink unit with a stainless steel mixer tap. Space and plumbing for washing machine, tiled walls, heated towel rail, coving to ceiling, extractor and uPVC double glazed sash window to the side elevation.

#### FIRST FLOOR LANDING

With coving to the ceiling, dado rail, vertical radiator, picture rails and doors to the bedrooms, shower room and to laundry/boiler room.

#### MASTER BEDROOM

16' 4" x 17' 0" (4.98m x 5.18m) Walk-in bay window with uPVC double glazed sash windows, door to en-suite, picture rails, radiator, built-in wardrobes, bedside tables and drawers.

#### EN-SUITE BATHROOM

8' 8" x 6' 2" (2.64m x 1.88m) Fitted with a three piece suite comprising a panelled bath with electric shower over, wash hand-basin and low level WC set within a vanity unit, tiled walls, heated towel rail, inset spotlights, extractor, electric shaver point, uPVC double glazed opaque sash windows to side and front elevations.





#### BEDROOM TWO

15' 9" x 12' 10" (4.8m x 3.91m) With uPVC double glazed sash window to the rear elevation, radiator, picture rail, and door to en-suite.

#### EN-SUITE

3' 8" x 7' 9" (1.12m x 2.36m) Fitted with a white three piece suite comprising a panelled bath with electric shower over, wash hand basin and low level WC set within vanity unit, fully tiled walls, extractor, inset spotlights and electric shaver point.

#### BEDROOM THREE

9' 0" x 13' 0" (2.74m x 3.96m) With uPVC double glazed sash window to the rear elevation, radiator and fitted furniture, incorporating a desk unit, wardrobe and overhead storage.

#### SHOWER ROOM

4' 9" x 6' 9" (1.45m x 2.06m) Fitted with a white three piece suite comprising a low level WC, wash hand basin set within a vanity unit, corner shower cubicle with mains fed rain head shower, fully tiled walls, inset spotlights, extractor, heated towel rail, electric shaver point and uPVC double glazed window to the side elevation.

#### LAUNDRY/BOILER ROOM

8' 8" x 5' 0" (2.64m x 1.52m) With uPVC double glazed opaque sash window to the side elevation, wall mounted Worcester boiler, hot water cylinder and access to roof space.

#### LOWER GROUND FLOOR ANNEX HALLWAY

With stairs to the upper ground floor, built-in storage cupboard with shelving, radiator, dado rail, coving to the ceiling, doors to the living room, kitchen breakfast room and to the bedroom and archway leading to an emergency exit door.

#### ANNEX KITCHEN BREAKFAST ROOM

8' 3" x 12' 2" (2.51m x 3.71m) A modern fitted white kitchen comprising a range of wall and base units with a worksurface incorporating a breakfast bar and a 1½ bowl sink unit with a stainless steel mixer tap. Fitted oven, induction hob, stainless steel extractor hood, integrated fridge freezer and dishwasher, tiled splashbacks, radiator, coving to the ceiling, inset spotlights, uPVC double glazed window to the side elevation, uPVC double glazed door to the rear garden and door to utility room.

#### ANNEX UTILITY ROOM

4' 9" x 6' 7" (1.45m x 2.01m) Fitted with matching white wall and base units, a sink unit and a stainless steel mixer tap, tiled splashbacks, heated towel rail, plumbing for a washing machine and space for a tumble dryer.

#### ANNEX LIVING ROOM

15' 7" x 16' 3" (4.75m x 4.95m) With walk-in bay with uPVC double glazed sash windows, radiators, coving to the ceiling, electric fireplace suite and door to bathroom.





#### ANNEX BATHROOM

Fitted with a three piece suite comprising a panelled bath with electric shower over, low level WC and wash hand basin set within a vanity unit, radiator, heated towel rail, extractor, tiled walls, tiled floor, wall light points and electric shaver point.

#### ANNEX BEDROOM

15' 4" x 12' 7" (4.67m x 3.84m) With uPVC double glazed sash windows to the rear elevation, radiator, coving to the ceiling, wall light points, built-in wardrobe with sliding mirrored doors and a door to the en-suite.

#### ANNEX EN-SUITE

Fitted with a white three piece suite comprising a shower cubicle with a mains fed shower, low level WC and wash hand basin set within a vanity unit, tiled and wash board walls, electric shaver point, extractor, wall light points, coving to the ceiling, tiled floor and heated towel rail.

#### OUTSIDE

To the front of the property there is a pedestrian gate and sliding electric gate for vehicular access. There is parking at the front and a double garage which has power and lighting. The front garden is landscaped for low maintenance with artificial grass, raised borders and steps leading to the property and to a side balcony. The rear garden has been landscaped with traditional formal layout of lawn and cobbled pathways and featuring a water fountain, hexagonal greenhouse, raised beds, raised pond, archways, a wisteria pergola and a sunken smaller courtyard style garden, directly accessible from the lower ground floor Annex. Range of outside lantern lights, security lights and ground lights. There is an additional garage for storage located at the end of the garden with power and lighting.

#### DOUBLE GARAGE

Having two up-and-over doors at the front, up-and-over door at the rear, power, lighting and useful loft space.

#### SINGLE GARAGE (FOR STORAGE ONLY)

Located at the end of the garden, having an up-and-over door, power and lighting.

#### AGENTS NOTE

The property is owned by a relative of an employee of Alasdair Morrison & Mundys.





#### WEBSITE

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

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, 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, J Walter and Calum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

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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

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Approx Gross Internal Area  
218 sq m / 2362 sq ft



This floor plan is for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with [Map My Floor](http://MapMyFloor.com).

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