

## Holly Lodge, Newark NG24 4UW



A charming and unique period home near Newark town centre. Offers a cosy lounge, superb open plan kitchen/dining area, three double bedrooms, bathroom, en-suite, superb rear gardens and double garage. Early viewing recommended.

**£300,000**













### Situation and Amenities

The property is situated a short distance from the town centre. 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. 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, gymnasiums 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 retains a wealth of character and charm and has a tiled floor and a ceiling light point. From the hallway the staircase rises to the first floor landing and doors providing access into both the kitchen and the lounge.

**Lounge 12' 5" x 11' 2" (3.78m x 3.40m)**

The lounge has a window to the front elevation, a ceiling light point and a radiator. The focal point of this very cosy reception room is the log burning stove which is inset.

**KITCHEN/DINING AREAS 31' 11" x 12' 3" (9.72m x 3.73m) Overall measurement of the kitchen and dining areas combined.****Dining Area 12' 3" x 10' 5" (3.73m x 3.17m)**

The dining area has dual aspect windows to the rear and side elevations and is open plan through to the kitchen. Located within the dining area is a large and useful storage cupboard which is sited beneath the staircase. The dining area is of sufficient size to comfortably accommodate a large dining table, and has a ceiling light point and a radiator. The room is complemented with solid wood flooring which flows through to the kitchen area.

**Kitchen Area 18' 11" x 8' 10" (5.76m x 2.69m)**

This wonderful kitchen has three windows to the side elevation and doors providing access to both the side and rear elevations. The kitchen is fitted with an excellent range of base and wall units complemented with roll top work surfaces and matching splash backs. There is a ceramic sink, an integrated fridge and dishwasher, space for a free standing electric Range cooker with extractor hood above, and further space for an American style fridge/freezer. The kitchen area has a radiator and is complemented with recessed ceiling spotlights and the same solid wood flooring as that of the dining area. The central heating boiler is located here.

**First Floor Landing**

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has doors into all three double bedrooms and the family bathroom. The landing has a skylight window and two ceiling light points.

**Bedroom One 12' 5" x 12' 5" (3.78m x 3.78m)**

A superb double bedroom having a window to the front elevation, three ceiling light points and a radiator. A door leads into the en-suite shower room.

**En-suite Shower Room**

The en-suite is fitted with a walk-in shower cubicle with electric shower, vanity unit with wash hand basin on set and storage beneath, and a WC. The room is complemented with a ceramic tiled floor and part ceramic tiled walls. In addition there are recessed ceiling spotlights, a heated towel rail and an extractor fan.

**Bedroom Two 11' 2" x 9' 5" (3.40m x 2.87m)**

An excellent sized double bedroom with dual aspect windows to the rear and side elevations, a ceiling light point and a radiator.

**Bedroom Three 10' 7" x 8' 11" (3.22m x 2.72m)**

A delightful double bedroom with a window to the rear elevation with views over the garden, a ceiling light point and a radiator. Bedroom three is currently utilised as a home office/study.

**Family Bathroom 8' 2" x 6' 2" (2.49m x 1.88m)**

The bathroom has two windows to the side elevation and is fitted with a white suite comprising bath with shower mixer tap attachment and mains shower above, pedestal wash hand basin and WC. The bathroom is enhanced with part ceramic wall tiling and a ceramic tiled floor. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

**Outside**

To the front of the property is a small hard landscaped garden enclosed by a dwarf wall, adjacent to which and accessed via a wrought iron gate is a footpath which leads down the side of the property to the front door. The path then continues via gated access into the rear garden.

**Rear Garden**

The rear garden is a particular feature of this delightful home and has a sizeable patio area adjacent to the rear and down the side of the property which provides an ideal outdoor seating and entertaining space. The remainder of the garden is tastefully landscaped and comprises principally of a well maintained lawn edged with raised flowerbeds and mature hedgerow. Located to the foot of the garden is the detached double garage.

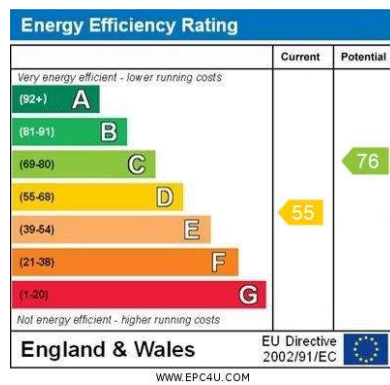
**Detached Double Garage 16' 0" x 15' 8" (4.87m x 4.77m)**

The garage has twin up and over doors to the front elevation and windows and a pedestrian door to the rear providing access to the garden. The garage is equipped with both power and lighting.

**Council Tax**

The property is 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**

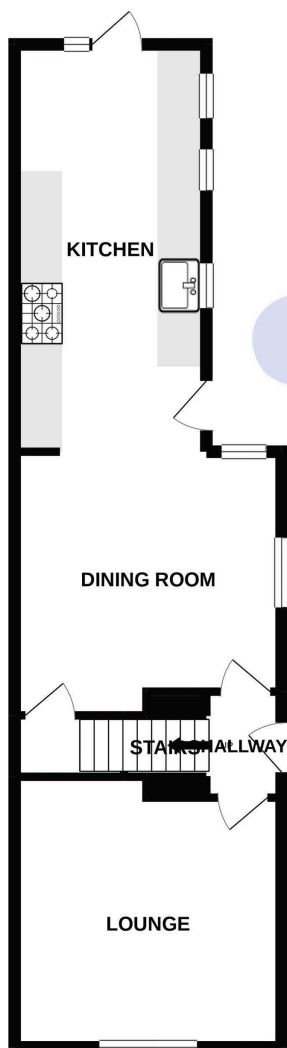
Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

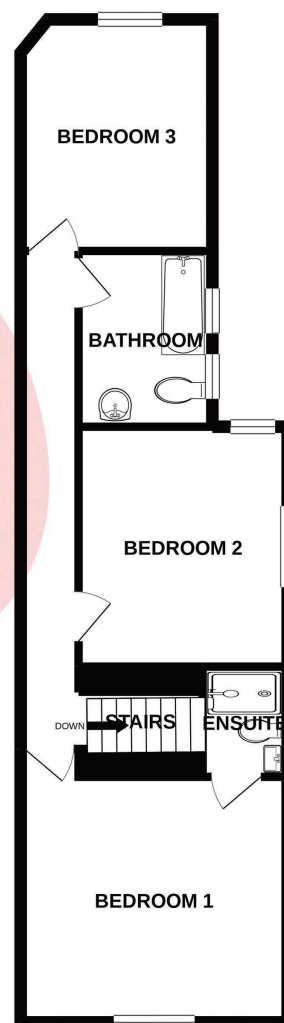
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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