



**Plot 8, No.3 Grove Grange, Barnby Road,  
Newark, NG24 2NE**

**£600,000**

**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 & Aluminium Bi-folds
- Exclusive Gated 10 House Development
- Newark Town Centre Within Walking Distance
- Stunning 24ft Kitchen
- Gas Fired Central Heating System
- Gross Internal Area Approx. 1,989 Sq. Ft.
- Solar Panels with Feed-in Tariff (FiT)
- Attached Brick Built Garage

OPEN DAY - JUNE 13TH - 10AM - 1PM, Exclusive Buyer Incentives Available \* Stamp Duty Paid \*

\* Carpets Included Throughout \*

Join us at our upcoming Open Day and take advantage of exceptional purchaser incentives. For any reservation agreed following the Open Day.

This is a fantastic opportunity to secure one of these beautifully appointed new homes with substantial savings available.

\*Terms and conditions apply

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:

## GROUND FLOOR

### ENTRANCE HALL

10'7 x 10' (3.23m x 3.05m)  
Central staircase to the first floor.

### CLOAK ROOM

9'3 x 4'10 (2.82m x 1.47m)

### LOUNGE

21'4 x 11'9 (6.50m x 3.58m)  
(Measured into the front bay window)  
Centre opening south facing French windows.

### STUDY

9'6 x 8'10 (2.90m x 2.69m)  
(Measured into the bay window)

### OPEN PLAN KITCHEN DINER

24'3 x 12'1 (7.39m x 3.68m)  
South facing centre opening French doors to the garden.

### DINING AREA

9'10 x 10' (3.00m x 3.05m)  
(Approximate measurements).  
Open plan with the kitchen area.

### UTILITY ROOM

8'9 x 5'7 (2.67m x 1.70m)  
With external door.

### BOILER ROOM AND STORE CUPBOARD

### GALLIERED LANDING

20' x 6'6 (6.10m x 1.98m)  
Built-in cupboard with hot water cylinder.

### BEDROOM ONE

18'3 x 12'9 (5.56m x 3.89m)  
(Plus 7'11 x 6'5)  
With dual aspect, radiator.

### EN SUITE

10' x 5'11 (3.05m x 1.80m)

### BEDROOM TWO

11'7 x 9'1 (3.53m x 2.77m)  
With built-in cupboard, radiator.

### **EN SUITE**

8' x 3'11 (2.44m x 1.19m)

### **BEDROOM THREE**

12'3 x 9'9 (3.73m x 2.97m)

Radiator.

### **BEDROOM FOUR**

12'3 x 9'9 (3.73m x 2.97m)

Radiator.

### **BATHROOM**

7'4 x 6'1 (2.24m x 1.85m)

Radiator.

### **OUTSIDE**

Situated at the end of the development, there are 2 external car parking spaces, EV charging point and a south facing garden area.

### **ATTACHED SINGLE GARAGE**

19' x 10'6 (5.79m x 3.20m)

With garage door and rear personal door.

### **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 properties have 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.

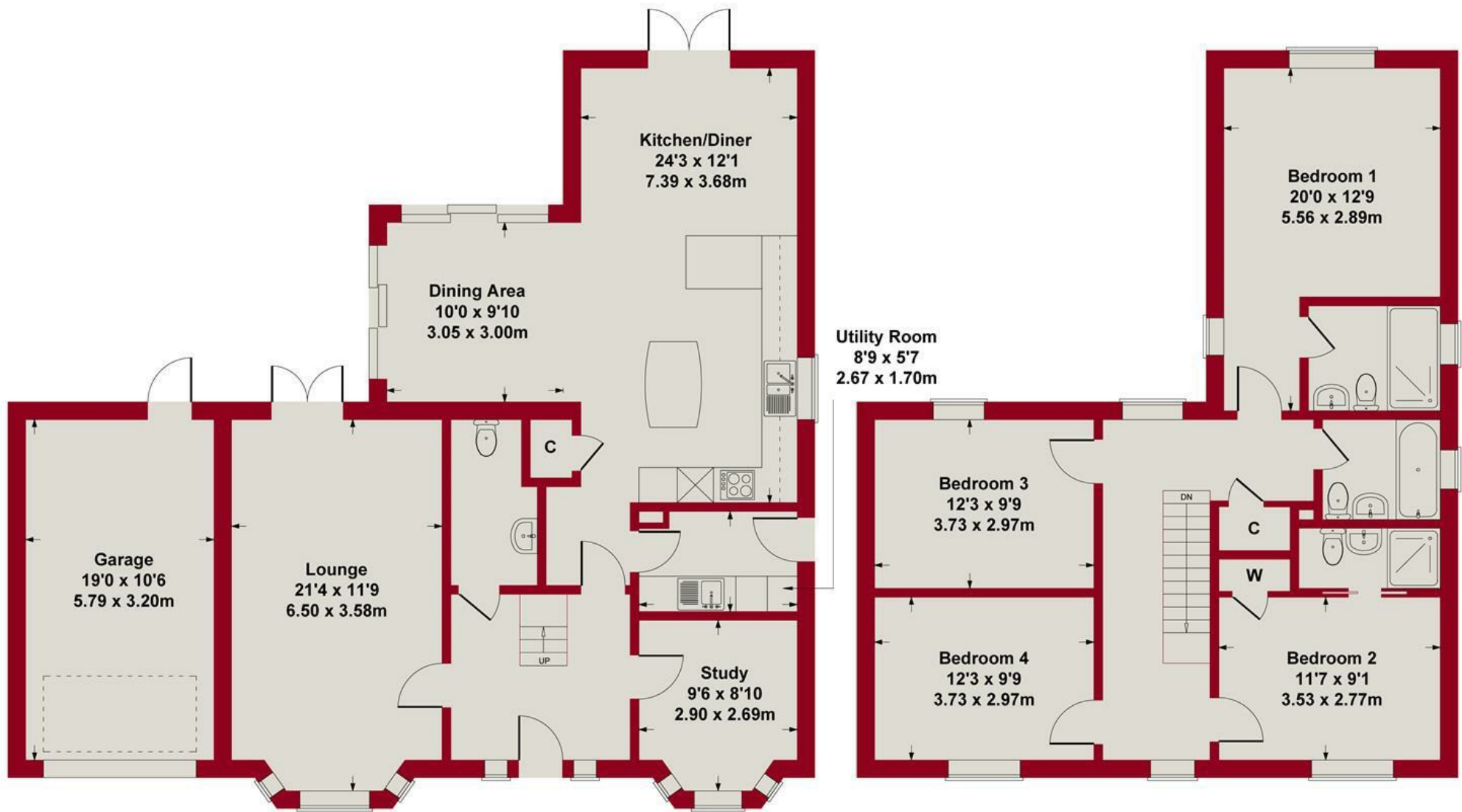


## Grange Grove, Barnby Road, Newark - Price List

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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