



Boundary Road, Newark

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 OLIVER REILLY



Boundary Road, Newark

- ATTRACTIVE SEMI-DETACHED HOME
- CLOSE TO TOWN CENTRE/AMENITIES
- STUNNING DINING KITCHEN
- STYLISH FOUR-PIECE BATHROOM
- GORGEOUS SOUTH FACING GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & UTILITY
- MULTI-CAR RESIN DRIVEWAY
- A MUST VIEW! Tenure: Freehold EPC 'E'

Offers in excess of £260,000



PORCH: 4'6 x 2'11 (1.37m x 0.89m)
Providing tiled flooring and access into the entrance hall.

ENTRANCE HALL: 4'7 x 2'8 (1.40m x 0.81m)
Accessed via a uPVC front entrance door, with side-by-side obscure uPVC double glazed window panels. Providing carpeted flooring, stairs rising to the first floor, recessed ceiling spotlights, smoke alarm and a double panel radiator. A clear glass painted internal door leads into the lounge.

LOUNGE: 14'3 x 12'10 (4.34m x 3.91m)
A GENEROUS reception room. Providing carpeted flooring, a ceiling light fitting, TV point, exposed fireplace with a stone hearth and oak mantle. uPVC double glazed window to the front elevation. Access into the dining kitchen. Max measurements provided.

OPEN-PLAN DINING KITCHEN: 12'9 12'3 (3.89m 3.73m)
Of STUNNING modern design. Providing laminate flooring. The stylish contemporary kitchen hosts a range of fitted wall and base units with work surfaces and up-stands over. Inset white composite sink with drainer and mixer tap. Integrated dishwasher, 'BEKO' oven, with four ring induction hob over and 'COOKE & LEWIS' stainless steel extractor hood above, with a glass splash back. Integrated fridge freezer. Fitted breakfast/ dining island with under counter base units and ceiling light fitting above. Recessed ceiling spotlights, additional ceiling light fitting, double panel radiator, uPVC double glazed window to the rear elevation. Obscure uPVC double glazed side external door leads out into the garden. Open-plan access through to the dining/ family room. Access into the ground floor W.C and utility.

UTILITY: 6'9 x 3'2 (2.06m x 0.97m)
With laminate flooring, a fitted work surface with under counter plumbing/ provision for a washing machine. Ceiling light fitting. Access to the 'IDEAL' combination boiler and electrical RCD consumer unit. Obscure uPVC double glazed window to the side elevation.

GROUND FLOOR W.C: 5'2 x 3'3 (1.57m x 0.99m)
Of stylish contemporary design. Providing laminate flooring. A low-level W.C with integrated push-button flush. Fitted vanity storage unit with inset wash hand basin with chrome mixer tap and partial white tiled splash backs. Ceiling light fitting, double panel radiator and obscure uPVC double glazed window to the side elevation.

DINING/FAMILY ROOM: 11'4 x 7'1 (3.45m x 2.16m)
A LOVELY TRIPLE-ASPECT reception room. Open-plan from the kitchen space. Providing laminate flooring, recessed ceiling spotlights, a double panel radiator and uPVC double glazed windows to the left and right side elevation. uPVC double glazed French doors open out into the beautiful SOUTH FACING rear garden.

FIRST FLOOR LANDING: 8'9 x 7'5 (2.67m x 2.26m)
With carpeted flooring, recessed ceiling spotlights, smoke alarm and a delightful feature obscure painted stained glass window to the side elevation. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM: 14'3 x 9'6 (4.34m x 2.90m)
A LOVELY DOUBLE BEDROOM. Located to the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

SIMPLY STUNNING...!

WOW.OH.WOW! Prepare to be IMPRESSED the moment you step inside this GORGEOUS Vicker's built semi-detached home. Tastefully, sympathetically and emphatically enhanced inside and out, to create a beautiful family home. Ready and waiting for your immediate appreciation! This attractive residence is conveniently situated on the outskirts of Newark Town Centre. Close to a wide array of local amenities and transport links, with ease of access onto the A1 and A46. The property is also primarily positioned for a range of local schools. The near-faultless internal accommodation comprises: Entrance hall, large lounge, FABULOUS DINING KITCHEN. Hosting integrated modern appliances and a breakfast island, with OPEN-PLAN access through to a delightful triple-aspect dining room, with French doors opening out into the wonderful SOUTH FACING rear garden. The ground floor also provides a useful utility cupboard and ground floor W.C. The first floor landing retains a lovely original stained glass window. There is access into THREE GENEROUS BEDROOMS and a stylish FOUR-PIECE family bathroom. Externally, you'll be in awe of the beautifully landscaped, South facing rear garden. Enjoying an unspoiled outlook behind and lovely paved seating area, with adjoining decked entertaining space. The front aspect welcomes an extensive multi-car resin driveway. Allowing ample off-street parking. Further benefits of this superb family home include uPVC double glazing throughout (excluding the stained glass window) and gas central heating, via a modern combination boiler. All installed within the last 6 years. Put this property at the TOP OF YOUR LIST! & step inside to gain a full sense of appreciation! We promise you won't leave disappointed!



**BEDROOM TWO:**

12'3 x 8'7 (3.73m x 2.62m)

An equally GENEROUS DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the beautiful landscaped garden.

BEDROOM THREE:

8'7 x 6'7 (2.62m x 2.01m)

A well-appointed single bedroom Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the front elevation. Max measurements provided.

FAMILY BATHROOM:

8'6 x 7'5 (2.59m x 2.26m)

Of luxurious modern design. Providing laminate flooring. The contemporary four-piece consists: Panelled bath with chrome mixer tap and partial white brick-effect tiled splash backs. Corner fitted shower cubicle with mains shower facility and floor to ceiling white brick-effect tiled splash backs. Low-level W.C with integrated push-button flush. Extensive fitted vanity storage units with marble-effect work surfaces over and inset ceramic wash hand basin with chrome mixer tap and large vanity mirror behind. Chrome heated towel rail. Recessed ceiling spotlights, loft hatch access point. Obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The front aspect is greeted by an extensive multi-car resin driveway. Allowing ample off-street parking. Access to the front entrance door, via a storm porch. There are low-level fenced side boundaries and access into the beautiful SOUTH-FACING rear garden, via a secure right sided timber gate. Superbly landscaped, with an extensive paved seating area and additional decked entertainment space. The garden is predominantly laid to lawn, with partial gravelled and planted borders, with a beautiful mature tree and provision for a large garden shed. There are two external up/ down lights, outside cold water tap and double external power socket. There are fully fenced, side and rear boundaries, with an unspoiled open-aspect behind. Backing onto the local school playing field.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler and uPVC double glazing throughout (excluding the stained glass window). All installed within the last 6 years. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 943 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'E'

PLEASE NOTE: This is an older EPC record. Prior to the extensive improvements being made.

Local Information & Amenities:

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

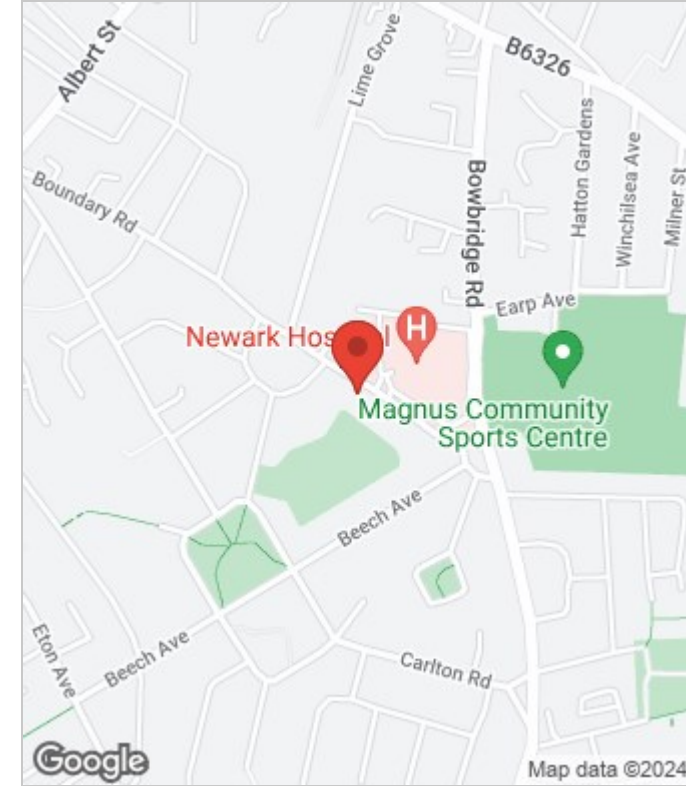




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	