



Winthorpe Road, Newark

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 OLIVER REILLY



Winthorpe Road, Newark

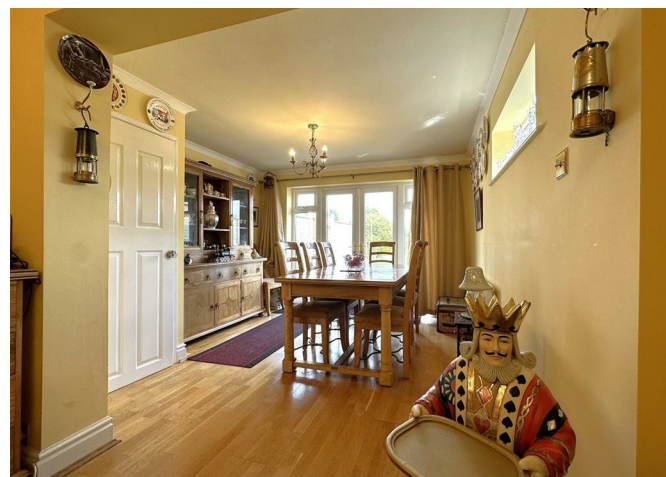
- SPACIOUS & EXTENDED DETACHED HOME
- DESIRABLE CENTRAL LOCATION
- GENEROUS 0.22 OF AN ACRE PLOT
- BRICK OUTBUILDING & W.C
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GARAGE & GATED (SHARED) DRIVEWAY
- HUGE SCOPE TO ADAPT AND EXTEND (STPP)
- EXTREMELY WELL-PRESENTED Tenure: Freehold. EPC 'E'

Guide Price £260,000 - £270,000



Guide Price: £260,000 - £270,000. DROP THE ANCHOR AT SAFE HARBOUR! HOLDING THAT FOREVER-HOME FEELING! This spacious and EXTENDED detached home stands proud on one of Newark's most renowned residential roads. Closely situated to a vast array of excellent local amenities, popular schools and ensures ease of access onto the A1 and A46. This handsome and homely residence has been held in high-regard for many years and is PRIME AND READY for you to step inside and inject your own personality. Promoting promise and potential from the outset! The house stands on an wonderful 0.22 of an acre plot. Ensuring scope for a further extension. Subject to relevant planning approvals. The warm and welcoming internal accomodation comprises: Inviting entrance hall, a cosy DUAL-ASPECT sitting room with an original retained working open-fire, a fitted kitchen, separate utility, DUAL-ASPECT dining room OPEN-PLAN through to a well-proportioned lounge. The first floor landing hosts a three-piece bathroom and THREE SIZEABLE BEDROOMS. Externally, the front aspect is greeted with a wrought-iron railed frontage, with double gates opening onto a SHARED gravelled driveway, with access into a detached single garage. The extensive rear garden has a detached brick outbuilding and external W.C. There is a real feel of privacy and tranquility within the garden. Perfect for a growing family to enjoy all year round. Further benefits of this interesting potential-filled home include majority uPVC double glazing throughout and gas fired central heating, via a modern boiler. Installed within the last 4 years. If you're looking for a house to call your home.. Look no further... This perfectly positioned property has it all!

- ENTRANCE HALL:** 13'3 x 6'5 (4.04m x 1.96m)
A highly inviting reception space. Accessed via an obscure uPVC front entrance door. Providing laminate flooring, carpeted stairs rising to the first floor, with an open-spindle balustrade. A ceiling light fitting, double panel radiator, fitted cupboard housing the electrical RCD consumer unit. 'HIVE' central heating thermostat and a useful under-stairs storage cupboard. Housing the modern 'WORCESTER' boiler. Access into the kitchen, lounge and sitting room. Max measurements provided.
- SITTING ROOM:** 12'10 x 9'10 (3.91m x 3.00m)
A LOVELY DUAL-ASPECT reception room. Located at the front of the house. Providing laminate flooring, a ceiling light fitting, single panel radiator, TV/telephone point and a complementary central cast-iron fireplace, with open fire, retained original tiled hearth and decorative wooden surround. Painted uPVC double glazed window to the front and side elevation.
- LOUNGE:** 12'6 x 12'5 (3.81m x 3.78m)
A FURTHER WELL-APPOINTED RECEPTION ROOM Providing oak engineered flooring, a ceiling light fitting, two wall light fittings, a double panel radiator and a central feature fireplace. Housing an inset electric fire with a raised marble hearth and decorative wooden surround. uPVC double glazed window to the side elevation. OPEN-PLAN access through to the extended dining room.
- DINING ROOM:** 11'3 x 11'2 (3.43m x 3.40m)
AN EXTENDED DUAL-ASPECT RECEPTION SPACE. Providing continuation of the oak engineered flooring, a ceiling light fitting, single panel radiator, uPVC double glazed window to the side elevation. uPVC double glazed French doors with uPVC double glazed side panels open out into the GENEROUS rear garden. Internal access into the kitchen. Max measurements provided.
- KITCHEN:** 13'3 x 7'1 (4.04m x 2.16m)
Providing tiled flooring. Accessed from the entrance hall and dining room. The fitted kitchen hosts a vast range of wall and base units with laminate roll-top work surfaces over and multi-coloured wall tiled splash backs. Inset 1.5 bowl sink with mixer tap and drainer. Provision for a freestanding electric oven. Under counter plumbing and provisions for a washing machine, dishwasher, fridge and freezer. Two fitted larder cupboards. Single panel radiator, ceiling light fitting. uPVC double glazed window to the side elevation. A clear panelled uPVC double glazed rear door gives access into the utility. Max measurements provided.
- UTILITY:** 4'6 x 2'10 (1.37m x 0.86m)
With tiled flooring. Providing fitted bae units with roll-top work surfaces over. Provision for an under-counter tumble dryer. A ceiling light fitting, double power point, single glazed window to the side and rear elevations. A hardwood single glazed external door gives access into the garden.
- FIRST FLOOR LANDING:** 9'3 x 5'3 (2.82m x 1.60m)
With carpeted flooring, a ceiling light fitting, smoke alarm, a fitted storage cupboard and a large airing cupboard. Housing the hot water cylinder. uPVC double glazed window to the side elevation. Access into the bathroom and all three bedrooms.
- MASTER BEDROOM:** 12'6 x 12'5 (3.81m x 3.78m)
A GENEROUS DUAL-ASPECT DOUBLE BEDROOM. Located at the rear of the house. Providing wood-effect laminate flooring, a ceiling light fitting, single panel radiator, TV point, picture rails, a uPVC double glazed window to the side and rear elevation. Enjoying a wonderful outlook over the large rear garden.





BEDROOM TWO:

10'1 x 9'10 (3.07m x 3.00m)

A FURTHER DUAL-ASPECT DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, a single panel radiator, picture rails, a paired uPVC double glazed window to the side and front elevation.

BEDROOM THREE:

9'7 x 6'10 (2.92m x 2.08m)

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

FIRST FLOOR BATHROOM:

6'10 x 6'4 (2.08m x 1.93m)

With vinyl flooring. Providing a panelled bath with chrome mixer tap and electric shower facility. Low-level W.C and a pedestal wash hand basin with chrome mixer tap. Floor to ceiling wall tiling. Chrome heated towel rail, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

DETACHED SINGLE GARAGE:

16'3 x 7'9 (4.95m x 2.36m)

Of concrete sectional construction. Accessed via a manual up/over garage door. A left sided wooden personnel door gives access into the garden.

OUTSIDE STORE:

4'10 x 3'1 (1.47m x 0.94m)

Formerly the old coal house. Of brick-built construction with a pitched slate roof. Providing sufficient external storage.

EXTERNAL W.C:

4'10 x 2'9 (1.47m x 0.84m)

Attached to the external store. Providing tiled flooring, a low-level W.C, ceramic wash hand basin with chrome cold water tap. Floor to ceiling wall tiling, wall light fitting and a fitted wall mounted corner cupboard. Obscure wooden window to the side elevation.

EXTERNALLY:

The property stands on a wonderful 0.22 of an acre plot. The front aspect is greeted with a wrought-iron railed front boundary, with a left sided personnel gate with concrete pathway, leading to the front entrance door, with external light and double external power socket. Wrought-iron double gates open onto an extensive SHARED multi-car driveway. Ensuring ample off-street parking for two properties. There is access down to the single garage. The front garden is laid to lawn and could easily be utilised into additional parking opportunities. If required. A left sided pathway gives access to the detached outbuildings and into the EXTENSIVE AND PRIVATE ENCLOSED REAR GARDEN. Predominantly laid to lawn with a variety of staggered established bushes and fruit trees. There is paved hard-standing towards the bottom end of the garden and provision for a large garden shed/ workshop. A large paved patio is enjoyed from the French doors in the dining room, with provision and hard-standing for an additional garden shed. There is an external light and outside tap. There are fully fenced side boundaries and mature hedged rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'WORCESTER' boiler and uPVC double glazing throughout. This excludes the wooden single glazed windows in the utility. 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.

Approximate Size: 1,035 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E' (54)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on 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 station.

Viewing Arrangements:

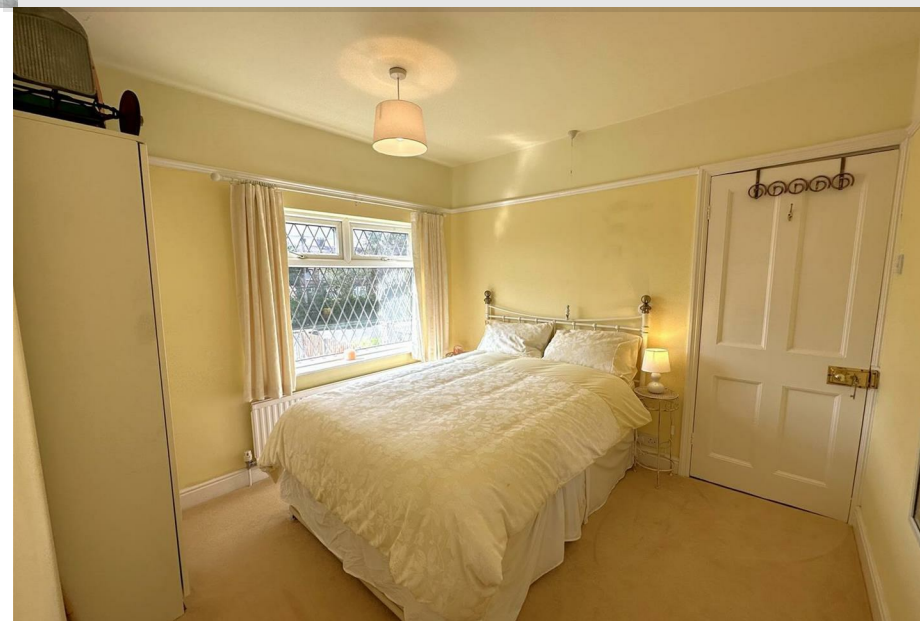
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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:

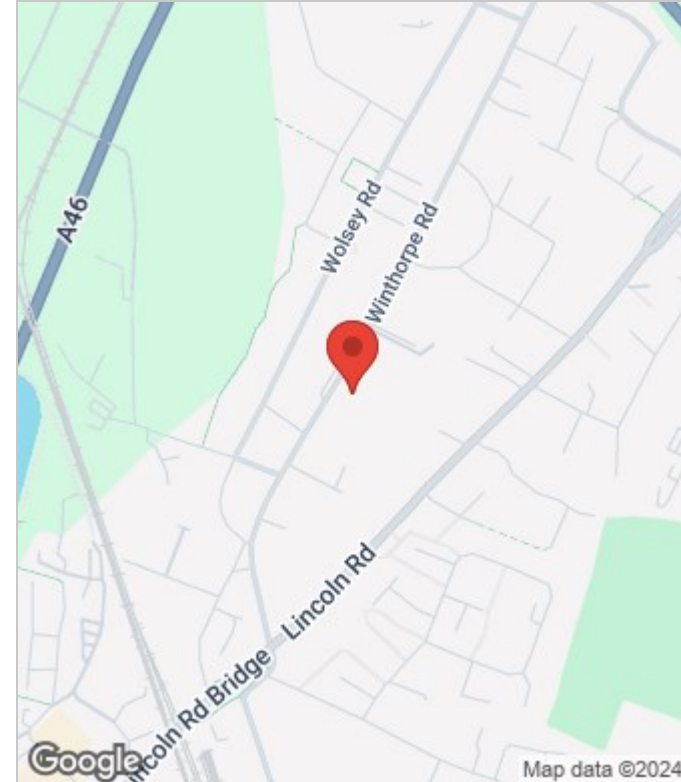
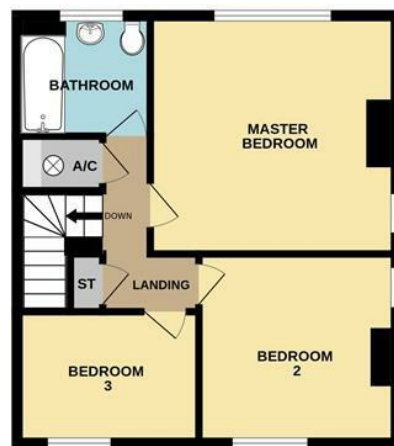
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	80

England & Wales EU Directive 2002/91/EC

