



OLIVER REILLY  
HARDWARE'S BEST PROPERTY  
**FOR SALE**  
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Flaxley Lane, Middlebeck, Newark

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 OLIVER REILLY



# Flaxley Lane, Middlebeck, Newark

Guide Price £250,000 - £270,000

- CONTEMPORARY DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- GF W.C & UTILITY ROOM
- EXCELLENT PRESENTATION THROUGHOUT
- MULTI-CAR DRIVEWAY
- THREE BEDROOMS
- OPEN-PLAN LIVING/DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- ENCLOSED LOW-MAINTENANCE GARDEN
- Tenure: Freehold. EPC: 'B' (84)

Guide Price: £250,000 - £270,000. A MAGNIFICENT MODERN-DAY GEM!

Say hello to a superb contemporary detached home. Pleasantly positioned within a desirable residential area, within the fashionable vicinity of Middlebeck. Close to an array of amenities, popular schools and transport links. Including ease of access onto the A1, A46 and into Newark Town Centre. This smashing contemporary cracker enjoys EXCEPTIONAL PRESENTATION! Come see for yourself... The deceptively spacious layout comprises Inviting entrance hall, a ground floor W.C, DUAL-ASPECT lounge, a WONDERFUL OPEN-PLAN LIVING/ DINING KITCHEN, with a range of integrated appliances, French doors opening out into the garden and access into a separate utility room. The free-flowing first floor landing leads into a STYLISH three-piece bathroom and three WELL-PROPORTIONED bedrooms, with the generous master bedroom hosting extensive fitted wardrobes and access into an eye-catching en-suite shower room. Externally, the front/side aspect boasts a large MULTI-CAR driveway, with access through to a LOW-MAINTENANCE enclosed garden. Further benefits of this CONTEMPORARY CRACKER include uPVC double glazing, a high energy efficiency rating (EPC: B) and gas fired central heating, via an 'IDEAL' combination boiler. Say HELLO to your new home! Presented to an all-round high standard. Practically AS GOOD AS NEW!



#### ENTRANCE HALL:

12'4 x 3'5 (3.76m x 1.04m)

Accessed via a secure external door. Providing complementary tiled flooring, a ceiling light fitting, smoke alarm, double panel radiator and carpeted stairs with an open-spindle balustrade, rising to the first floor. Access into the lounge, dining kitchen and ground floor W.C.

#### GROUND FLOOR W.C:

5'4 x 3'2 (1.63m x 0.97m)

Of stylish modern design. Providing tiled flooring, a low-level W.C with integrated push-button flush and a pedestal wash hand basin with a chrome mixer tap. Medium height wall tiling. A double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.

#### LOUNGE:

12'2 x 11'3 (3.71m x 3.43m)

A GENEROUS DUAL-ASPECT RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, TV point and double panel radiator. Two uPVC double glazed windows to the side elevation and one uPVC double glazed window to the front elevation.

#### KITCHEN AREA:

10'8 x 8'10 (3.25m x 2.69m)

Of attractive modern design. Providing tiled flooring. The well-appointed shaker-style fitted kitchen hosts a range of wall and base units with wood-effect roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric oven, fridge freezer, dishwasher and four ring gas hob with splash-back and stainless steel extractor hood above. Recessed ceiling spotlights and a uPVC double glazed window to the rear elevation. OPEN-PLAN access into the living/dining area.

#### OPEN-PLAN LIVING SPACE:

19'8 x 9'9 (5.99m x 2.97m)

A wonderful family-sized space. Providing continuation of the tiled flooring. A double panel radiator, TV point, ceiling light fitting, two fitted storage cupboards and uPVC double glazed French doors opening out into the garden. Internal access into the separate utility room. Max measurements provided.

#### UTILITY ROOM:

5'9 x 5'5 (1.75m x 1.65m)

With tiled flooring. Continuation of the fitted shaker-style wall and base units with wood-effect roll-top work surfaces over. Inset stainless steel sink with mixer tap and drainer. Integrated washing machine. Access to the concealed 'IDEAL' combination boiler. Double panel radiator, ceiling light fitting and extractor fan. A clear uPVC double glazed side external door gives access onto the driveway.

#### FIRST FLOOR LANDING:

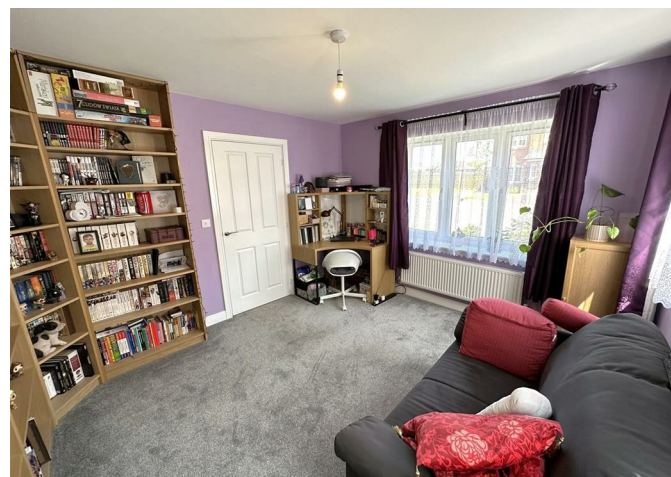
10'9 x 3'3 (3.28m x 0.99m)

With carpeted flooring, an open-spindle balustrade, two ceiling light fittings, a smoker alarm, loft hatch access point and a fitted over-stairs storage cupboard. Access into the family bathroom and all three bedrooms.

#### MASTER BEDROOM:

11'3 x 11'1 (3.43m x 3.38m)

A Well-appointed DOUBLE bedroom. Located at the front of the house. Providing carpeted flooring, extensive fitted wardrobes with over-head storage cupboards and shelving, A ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Access into the en-suite. Max measurements provided.





#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

**EPC: Energy Performance Rating: 'B' (84)**

#### 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.

#### EN-SUITE SHOWER ROOM:

6'4 x 4'8 (1.93m x 1.42m)

Of eye-catching contemporary design. Providing wood-effect laminate flooring, a double fitted shower cubicle with mains shower facility, a low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap and a large vanity mirror. Stylish grey floor to ceiling wall tiling. Recessed ceiling spotlights and extractor fan.

#### BEDROOM TWO:

13'4 x 9'2 (4.06m x 2.79m)

A further DOUBLE bedroom, with carpeted flooring, a double panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation. Max measurements provided.

#### BEDROOM THREE:

8'10 x 8'10 (2.69m x 2.69m)

A well-appointed bedroom, located to the rear of the house, providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the rear elevation. Overlooking the garden.

#### FAMILY BATHROOM:

6'8 x 5'5 (2.03m x 1.65m)

With laminate wood-effect flooring. Providing a panelled bath with chrome mixer tap and floor to ceiling grey wall tiling, a low-level W.C with integrated push-button flush, a pedestal wash hand basin with chrome mixer tap and medium height grey walled tiled splash backs. A double panel radiator, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the front elevation.

#### EXTERNALLY:

The front aspect provides a lovely frontage. Predominantly laid to lawn, with a range of beautifully planted borders and a paved pathway leading to the front entrance door, with external up/down light and storm canopy. The left side aspect provides dropped kerb vehicular access onto a MULTI-CAR tarmac driveway, with lawned borders. A secure timber access gate opens into the well-appointed and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with a small paved patio, external up/ down light and an outside tap. There are fully enclosed side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern IDEAL combination boiler and uPVC double glazing throughout.

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: 967 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'**

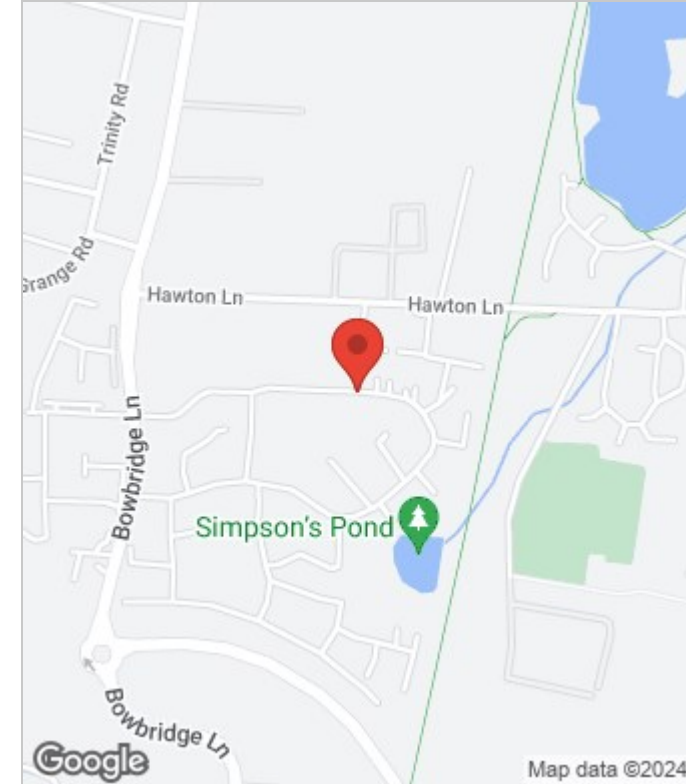




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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