



Marleston Lane, Middlebeck, Newark

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OLIVER REILLY







# Marleston Lane, Middlebeck, Newark

- STYLISH DETACHED FAMILY HOME
- DESIRABLE POSITION. CLOSE TO AMENITIES
- GROUND FLOOR W.C & UTILITY ROOM
- WELL-APPOINTED REAR GARDEN
- EXCELLENT PRESENTATION & UNDER NHBC WARRANTY!
- FOUR DOUBLE BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (84)

HERE IT IS... THE PERFECT FAMILY RESIDENCE...!

Take a look round this TRUE CONTEMPORARY GEM! Situated in the heart of an established modern-day residential location. Close to an array of excellent amenities and useful transport links. Hosting ease of access onto the A1,A46 and to Newark Town Centre. This eye-catching family-sized home is presented to a EXCEPTIONAL standard. Enjoying a bright and airy internal layout, comprising: Inviting entrance hall, a large lounge, STUNNING OPEN-PLAN DINING KITCHEN, a separate utility room and a ground floor W.C. The first floor landing promotes a STYLISH FOUR-PIECE BATHROOM and FOUR DOUBLE BEDROOMS. Two which boast extensive fitted wardrobes,. There is also a complementary en-suite shower room, from the master bedroom. Externally, the property enjoys a larger than average plot. Greeted by a MULTI-CAR DRIVEWAY. Giving access into an integral single garage. Benefitting from scope to be utilised into additional living space. If required. Subject to relevant approvals. You'll be IN AWE of the wonderful and extremely GENEROUS REAR GARDEN. A perfect family escape, with a lovely paved seating. Further benefits of this WHOLESOME FAMILY HOME include uPVC double glazing, gas central heating, remaining NHBC warranty and a high energy efficiency rating (EPC: B). Make your move. This fabulous four bedroom home really is ONE TO APPRECIATE...!



Offers in excess of £325,000



#### ENTRANCE HALL:

13'4 x 6'6 (4.06m x 1.98m)

Accessed via a secure external front door, with an obscure uPVC double glazed window to the front elevation. This HIGHLY INVITING RECEPTION HALL provides marble-effect tiled flooring, carpeted stairs rising to the first floor, with an open-spindle balustrade. A ceiling light fitting, double panel radiator and a generous under-stairs storage cupboard, housing the internet connectivity points. Access into the dining kitchen and large lounge.

#### GENEROUS LOUNGE:

16'5 x 10'3 (5.00m x 3.12m)

A LOVELY AND SPACIOUS RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV/ internet connectivity points and a uPVC double glazed windows to the front elevation.

#### OPEN-PLAN DINING KITCHEN:

19'10 x 11'5 (6.05m x 3.48m)

A SUPERBLY STYLISH FAMILY-SIZED SPACE. Providing patterned tiled flooring. The tasteful modern shaker-style kitchen hosts a range of fitted wall and base units with laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated dishwasher, fridge freezer, electric 'ZANUSSI' electric oven, with four ring gas hob over, stainless steel spalchback and stainless steel extractor hood above. Recessed ceiling spotlights and a uPVC double glazed window to the rear elevation. The generous dining area has continuation of the tiled flooring, a ceiling light fitting, single panel radiator, TV/ telephone connectivity points and uPVC double glazed French doors, opening out into the well-appointed rear garden. Internal access into the separate utility room. Max measurements provided.

#### UTILITY ROOM:

5'11 x 5'6 (1.80m x 1.68m)

With tiled flooring. Providing further fitted shaker-style base units, with laminate roll-top work surfaces over. Inset stainless steel sink with mixer tap and drainer Under counter plumbing/ provision for a washing machine and tumble dryer. Access to the concealed 'IDEAL' boiler. Wall shelving. Double panel radiator, ceiling light fitting and extractor fan. A clear double rear external door gives access into the garden. Internal access into the large ground floor W.C.

#### GROUND FLOOR W.C:

5'6 x 4'1 (1.68m x 1.24m)

With tiled flooring. Providing a low-level W.C and pedestal wash hand basin with chrome mixer tap and medium height wall tiling. Ceiling light fitting, single panel radiator and extractor fan.

#### FIRST FLOOR LANDING:

10'7 x 9'6 (3.07m x 2.90m)

With carpeted stairs, an open-spindle balustrade, ceiling light fitting, smoke alarm, loft hatch access point, double panel radiator and a fitted airing cupboard. Housing the hot water cylinder. Access into the family bathroom and all four DOUBLE bedrooms. Max measurements provided.

#### MASTER BEDROOM:

13'1 x 10'3 (3.99m x 3.12m)

A GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV/ internet connectivity points and extensive fitted wardrobes. uPVC double glazed windows to the front elevation. Access into the en-suite shower room.

#### EN-SUITE SHOWER ROOM:

6'8 x 6'6 (2.03m x 1.98m)

Of stylish modern design. Providing tile-effect flooring. A fitted shower cubicle with mains shower facility. A low-level W.C, with push button flush and a pedestal wash hand basin with chrome mixer tap. Double panel radiator, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 4'3 ft. (1.30m).



**BEDROOM TWO:** 13'1 x 10'1 (3.99m x 3.07m)

A FURTHER DOUBLE BEDROOM. Located at the rear of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator and extensive fitted wardrobes. uPVC double glazed window to the rear elevation. Overlooking the generous rear garden. Max measurements provided.

**BEDROOM THREE:** 14'8 x 8'4 (4.47m x 2.54m)

AN ADDITIONAL DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

**BEDROOM FOUR:** 10'3 x 8'6 (3.12m x 2.59m)

A DOUBLE BEDROOM. Located at the rear of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator, and a uPVC double glazed window to the rear elevation. Overlooking the rear garden.

**FAMILY BATHROOM:** 8'3 x 6'9 (2.51m x 2.06m)

OF ATTRACTIVE MODERN DESIGN. Providing tile-effect flooring and a wonderful FOUR-PIECE suite, comprising: Fitted shower cubicle with mains shower facility. A panelled bath with chrome mixer tap. A low-level W.C. with push button flush and a pedestal wash hand basin, with chrome mixer tap and partial wall tiled splash back. Double panel radiator. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

**INTEGRAL SINGLE GARAGE:** 17'7 x 8'7 (5.36m x 2.62m)

Accessed via a manual up/ over garage door. Providing power and lighting. With great scope to be utilised into further living accommodation. If required Subject to relevant approvals.

**EXTERNALLY:**

The front aspect is greeted by a MULTI-CAR tarmac driveway. Ensuring side-by side off street parking, with access into the integral single garage. The front garden is laid to lawn, with an array of planted borders, hosting a range of established plants and shrubs. Access to the front entrance door, with storm canopy and external up/ down light. A paved pathway to the right side aspect leads to a secure timber gate. Leading into the GENEROUS REAR GARDEN.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 1,360 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral single garage.

**Tenure: Freehold. Sold with vacant possession.****EPC: Energy Performance Rating: 'B' (84)****Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'****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.

**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.



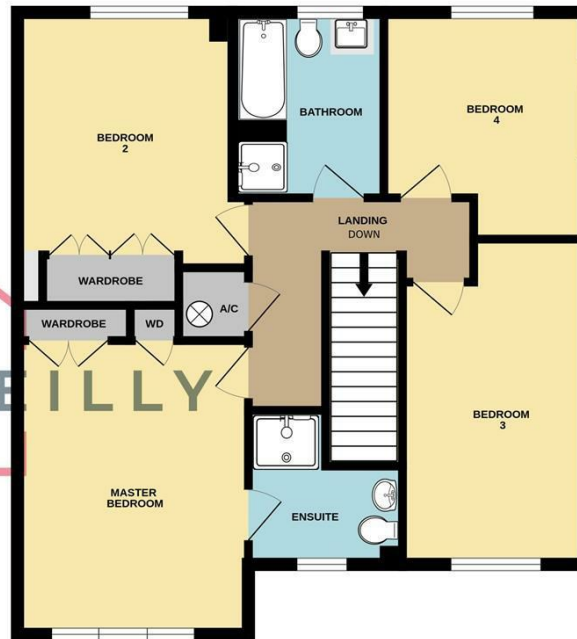






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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	