



Marleston Lane, Middlebeck, Newark

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OLIVER REILLY



Marleston Lane, Middlebeck, Newark

Asking Price: £290,000

- STUNNING DETACHED HOME
- POPULAR MODERN-DAY LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- FOUR DOUBLE BEDROOMS
- GF W.C & UTILITY ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- GORGEOUS LANDSCAPED REAR GARDEN
- EXCEPTIONAL PRESENTATION! Tenure: Freehold EPC 'B' (83)



ENTRANCE HALL: 6'1 x 4'5 (1.85m x 1.35m)
 Accessed via a secure obscure glazed front entrance door. Providing complementary wood-effect tiled flooring, carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm and a single panel radiator. Access into the lounge.

GENEROUS LIVING ROOM: 16'3 x 11'3 (4.95m x 3.43m)
 A SPACIOUS reception room. Providing carpeted flooring, a ceiling light fitting, large double panel radiator, TV/telephone connectivity point, under-stairs storage cupboard. uPVC double glazed window to the front elevation. Access into the dining kitchen. Max measurements provided.

OPEN-PLAN DINING KITCHEN: 17'7 x 8'8 (5.36m x 2.64m)
 A SUPERB OPEN-PLAN FAMILY SIZED SPACE. Providing complementary tiled flooring. The stylish cream shaker-style fitted kitchen hosts a vast range of modern wall and base units with wood-effect roll-top work surfaces over and up-stands. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash back and stainless steel extractor hood above. Integrated fridge freezer and dishwasher. uPVC double glazed window to the rear elevation. The dining area has sufficient space for a large dining table. There are two ceiling light fittings, a double panel radiator and uPVC double glazed French doors opening out onto a lovely yet large, paved seating area. Internal access through to the utility room.

UTILITY ROOM: 5'6 x 4'6 (1.68m x 1.37m)
 Providing continuation of the complementary tiled flooring. A further range of cream shaker-style fitted units, with laminate wood-effect roll-top work surfaces over and up-stands. Provision/ plumbing for an under-counter washing machine. Access to the concealed 'IDEAL' combination boiler. Ceiling light fitting, 'HONEYWELL' carbon monoxide alarm, extractor fan and single panel radiator. A secure external door gives access into the garden. Internal access into the ground floor W.C.

GROUND FLOOR W.C: 5'6 x 3'10 (1.68m x 1.17m)
 Of generous proportion. Providing tiled flooring. A low-level W.C. with integrated push button flush and pedestal wash hand basin with chrome mixer tap and partial wall tiled splash back. Single panel radiator, censored ceiling light fitting and extractor fan.

FIRST FLOOR LANDING: 10'1 x 6'8 (3.07m x 2.03m)
 Providing carpeted flooring, an open-spindle balustrade, ceiling light fitting, smoke alarm, loft hatch access point and single panel radiator. A Fitted airing cupboard, with excellent storage space. Housing the hot water cylinder. Access into the family bathroom and all four well-proportioned bedrooms. Max measurements provided.

MASTER BEDROOM: 14'6 x 12'2 (4.42m x 3.71m)
 A GENEROUS DOUBLE BEDROOM. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV/ internet connectivity points, extensive fitted wardrobes and uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided up to fitted wardrobes. Width reduces to 9'10 ft. (3.00m).

EN-SUITE SHOWER ROOM: 8'1 x 3'9 (2.46m x 1.14m)
 Of stylish contemporary design. Providing tile-effect vinyl flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. Low-level W.C with push button flush and pedestal wash hand basin with chrome mixer tap and partial wall tiled splash back. Double panel radiator, ceiling light fitting and extractor fan.

TICKING ALL THE BOXES...! & IMMACULATEDLY PRESENTED FROM TOP TO BOTTOM..!

Step on in... and prepare to be IMPRESSED by this STRIKING, STYLISH AND SUPERBLY PRESENTED detached family home. Perfectly positioned within a highly desirable and sought-after location. Pinpointed by many growing families. Due to the excellent access links to a wide array of amenities, schools, countryside walks and main roads links. Including ease of access onto the A1, A46 and to Newark Town Centre. This marvellous MODERN BEAUTY was constructed in 2019 and remains under NHBC warranty and is proudly presented to SHOW HOME STANDARD! Boasting a well-appointed and delightfully free-flowing internal layout. Full of natural light, space and high quality fixtures and fittings. The accomodation is greeted by an Inviting entrance hall, large living room, FABULOUS OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances, a separate utility room and ground floor W.C. The first floor landing hosts a stylish three-piece bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The copious master bedroom boasts EXTENSIVE FITTED WARDROBES and a STYLISH EN-SUITE SHOWER ROOM.

Externally, things jump from strength to strength. As the house is captivated by a BEAUTIFULLY LANDSCAPED REAR GARDEN. Welcoming an extensive Indian sandstone paved outdoor entertainment area, a raised decked seating space and provision for a hot tub. Enhancing your outdoor relaxation to the max!

The front aspect welcomes a MULTI-CAR DRIVEWAY, with access into an INTEGRAL SINGLE GARAGE. Providing superb scope to be utilised into additional living accomodation. If required. Subject to relevant approvals.

Further benefits of this FIVE STAR* FAMILY FAVOURITE include uPVC double glazing throughout, a high energy efficiency rating (EPC: B) and gas fired central heating. This terrific contemporary cracker is the PERFECT FIND! Step inside and gain a full sense of appreciation!





BEDROOM TWO: 12'8 x 8'7 (3.86m x 2.62m)
A FURTHER DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting and single panel radiator. uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM THREE: 11'0 x 8'10 (3.35m x 2.69m)
AN ADDITIONAL DOUBLE BEDROOM. Located at the rear of the house. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Overlooking the beautifully landscaped rear garden.

BEDROOM FOUR: 9'2 x 8'5 (2.79m x 2.57m)
A smaller double bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Overlooking the delightfully enclosed and landscaped rear garden. Max measurements provided.

FAMILY BATHROOM: 7'2 x 6'4 (2.18m x 1.93m)
Well-proportioned and of modern design. Providing tile-effect vinyl flooring, A panelled bath with chrome mixer tap and mains shower facility with wall-mounted clear glass shower screen and floor to ceiling tiled splash backs. Low-level W.C with push button flush. A pedestal wash hand basin with chrome mixer tap and partial wall tiled splash back. Single panel radiator, extractor fan and ceiling light fitting. Obscure uPVC double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE: 16'2 x 8'11 (4.93m x 2.72m)
Accessed via a manual up/over garage door. Providing power, lighting and access to the electrical RCD consumer unit. The garage holds scope to be converted into additional living accommodation, if required. Subject to relevant approvals.

EXTERNALLY:
The front aspect is greeted by a multi-car tarmac driveway. Allowing ample off-street parking, with access into the integral single garage. The front garden is of general low maintenance. Predominantly laid to lawn with slate and gravelled borders. There is access to the front entrance door, with external up/ down light and storm canopy. A secure timber left side access gate leads down a paved pathway, into the DELIGHTFUL enclosed rear garden. Having been BEAUTIFULLY LANDSCAPED. The garden is predominantly laid to lawn with complementary raised plant beds, a substantial Indian sandstone paved outdoor entertainment area. Further enhanced by a raised decked seating area and separate hardstanding, with provision and suitable space for a hot tub. There are multiple external power sockets and an outside tap. Fully fenced left and right side boundaries. Part walled and part fenced rear boundaries.

Broadband Connectivity/ Availability:
Fibre broad band and Virgin Media broadband are both available in the immediate area.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an 'IDEAL' boiler, remaining NHBC warranty 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: 1,150 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'B' (83)

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.

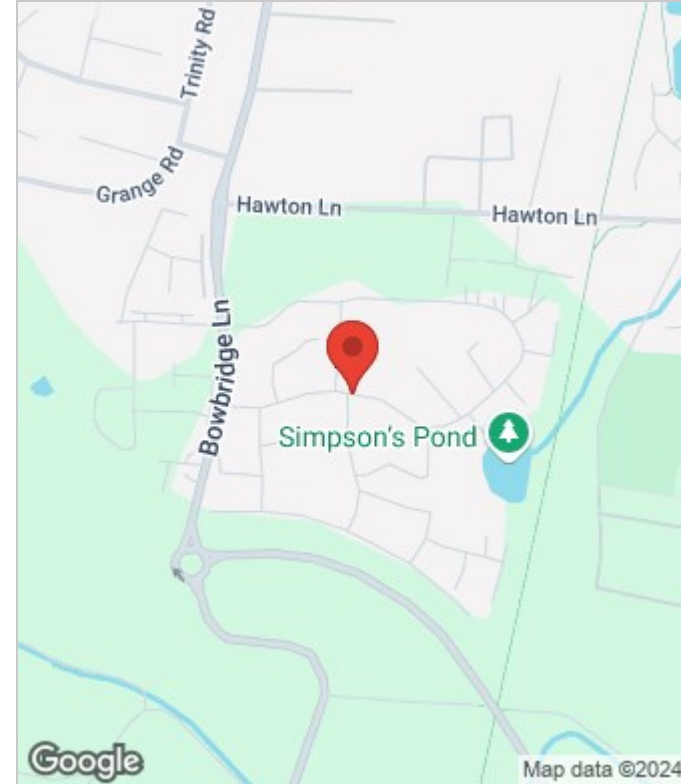
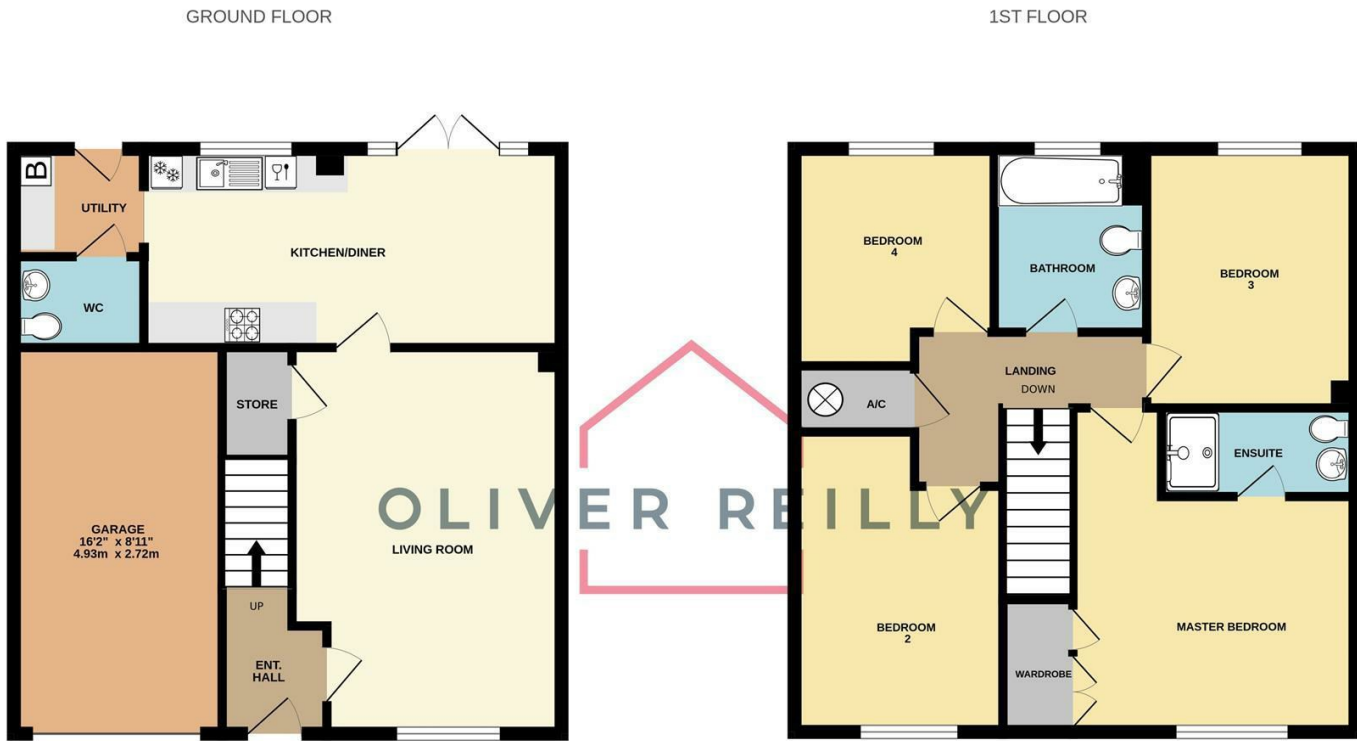
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	