



Boundary Road, Newark

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 OLIVER REILLY



# Boundary Road, Newark

Guide Price £225,000 - £240,000

- LOVELY SEMI-DETACHED HOME
- PRIME LOCATION! CLOSE TO AMENITIES
- STYLISH BREAKFAST KITCHEN
- FIRST FLOOR BATHROOM & SEPARATE W.C
- EXTENSIVE GATED DRIVEWAY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GF.W.C & UTILITY ROOM
- SUPERB PLOT & SOUTH FACING REAR GARDEN
- EXCEPTIONAL CONDITION! Tenure: Freehold. EPC 'D'

Guide Price: £225,000 - £235,000. THE PERFECT FIT..!

Welcome to Boundary Road. A hugely complementing family-sized home. Boasting a BRIGHT & BEAUTIFUL internal design. Combined with a traditional 1930's construction. This EXCEPTIONALLY WELL-PRESENTED residence is a true gem, and one we can't wait to show you round. The property retains a DECEPTIVELY SPACIOUS INTERNAL LAYOUT. Comprising: Entrance porch, Inner reception hall, all with Oak internal doors, leading into TWO GENEROUS RECEPTION ROOMS, a contemporary breakfast kitchen, separate utility and a useful ground floor W.C. The split-level first-floor landing presents THREE DOUBLE BEDROOMS a modern three-piece bathroom and separate first floor W.C. Externally, the property stands on a wonderfully copious plot. The front aspect is greeted via a gravelled and gated multi-car driveway, with secure high-level wooden gates opening into an additional private driveway space. Ensuring AMPLE OFF-STREET PARKING, for an array of vehicles. The HIGHLY PRIVATE and beautifully maintained SOUTH FACING rear garden is a joy to behold. Perfect poised for any growing family, with an extensive paved seating area, directly accessed via the French doors in the lounge. Further benefits of this SLEEK & STYLISH semi-detached home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. STOP... your search here with this wonderful home, to call your own! Presented to an exceptionally high standard. Ready and waiting for your instant appreciation!



**ENTRANCE PORCH:** 3'9 x 3'1 (1.14m x 0.94m)  
Accessed via a secure external uPVC entrance door. With access into a walk-in under stairs storage cupboard, housing the electrical RCD consumer unit. Access into the inner reception hall.

**INNER RECEPTION HALL:** 6'3 x 5'4 (1.91m x 1.63m)  
Providing parquet-style vinyl flooring. Carpeted stairs rising to the first floor. Wall mounted central heating thermostat. Access into two reception rooms, kitchen, ground floor W.C and the utility room, all via stylish Oak internal doors.

**UTILITY ROOM:** 6'7 x 5'1 (2.01m x 1.55m)  
Accessed via an Oak internal door. Providing sufficient storage space. Access to the exposed 'Worcester' combination boiler. Provision for a freestanding fridge freezer and an opaque uPVC double glazed window to the front elevation.

**GROUND FLOOR W.C:** 4'10 x 2'8 (1.47m x 0.81m)  
Accessed via an Oak internal door. Providing parquet-style vinyl flooring, a low level W.C and obscure uPVC double glazed window to the side elevation.

**STYLISH BREAKFAST KITCHEN:** 11'1 x 7'10 (3.38m x 2.39m)  
Accessed via an Oak internal door, with parquet-style vinyl flooring. Benefiting from a wide range of complimentary dove Grey modern wall and base units with laminate woo-effect roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with drainer. Integrated electric oven with four ring induction hob over and stylish contemporary extractor fan above. Plumbing/ Provision for an under counter washing machine. Fitted breakfast bar. Double panel radiator and ceiling light fitting. Dual Aspect, with a uPVC double glazed window to the side elevation. Two uPVC double glazed windows to the rear elevation, side-by-side to a uPVC double glazed external door. Leading out into the rear garden.

**LOUNGE:** 14'4 x 10'10 (4.37m x 3.30m)  
Accessed via an Oak internal door. A generous reception room, with complimentary laminate flooring. Central feature fireplace housing an inset electric fire, with decorative marble effect surround and raised hearth. Stylish vertical radiator, ceiling light fitting, uPVC double glazed French doors with fitted vertical blinds open out onto the extensive paved patio/ outdoor entertainment area.

**DINING ROOM:** 10'10 x 9'10 (3.30m x 3.00m)  
Accessed via an Oak internal door. A further spacious reception room, with parquet-style vinyl flooring. Two low-level fitted storage cupboards with shelving, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

**FIRST FLOOR LANDING:** 6'3 x 5'4 (1.91m x 1.63m)  
Accessed via a split-level stair case, with carpeted flooring and two uPVC double glazed windows to the front elevation. Open-spindle balustrade, double panel radiator, ceiling light fitting, loft hatch access point, ceiling mounted smoke detector. Access into all three bedrooms, the family bathroom and separate W.C.

**FIRST FLOOR W.C:** 5'4 x 2'7 (1.63m x 0.79m)  
With tiled flooring. Providing a low level W.C and floor to ceiling tiled splash backs. Ceiling light fitting and obscure uPVC double glazed window to the front elevation.





**FIRST FLOOR BATHROOM:**

7'10 x 5'4 (2.39m x 1.63m)

With wood effect laminate flooring. Providing a panelled bath, with chrome mixer trap and electric 'Triton' shower facility, wall mounted clear-glass shower screen and floor to ceiling marble effect aqua boarding. Fitted ceramic wash and basin with chrome mixer tap and two useful under counter vanity storage units. High-level fitted storage cupboard. Victorian-style radiator/ heated towel rail. Inset LED ceiling spot lights. Extractor fan and obscure uPVC double glazed window to the side elevation. Max measurements provided.

**MASTER BEDROOM:**

14'5 x 10'10 (4.39m x 3.30m)

A very generous DOUBLE bedroom with carpeted flooring. A large fitted wardrobe, ceiling light fitting and double panel radiator. Enjoying a lovely outlook over the well-appointed rear garden, with a uPVC double glazed window to the rear elevation.

**BEDROOM TWO:**

10'9 x 9'10 (3.28m x 3.00m)

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

**BEDROOM THREE:**

10'10 x 7'10 (3.30m x 2.39m)

A further WELL-APPOINTED bedroom with carpeted flooring, a ceiling light fitting, single panel radiator and a lovely outlook over the well-appointed rear garden, with a uPVC double glazed window to the rear elevation.

**EXTERNALLY:**

The property stands on an envious corner plot. The front aspect provides a generous gravelled driveway, with a low-level double gated entrance. Allowing ample off street parking for multiple vehicles. High level-double gates open into the rear garden, which provide additional off-street parking. Sufficient enough for a caravan/ motor home. There is a low-maintenance front garden, with low-level fenced front and side boundaries, along with a low-level timber personnel gate, leading to the front entrance door. A high-level personnel access gate, to the left side elevation, leads into the well-appointed, SOUTH FACING, private rear garden. Predominantly laid to lawn with an extensive paved patio/ seating area. There is a large gravelled area, allowing additional off-street parking, if required. Provision for two garden sheds. Accessed via a concrete pathway. Partial low-maintenance timber chipped borders with established plants/ hedges. An unspoiled outlook to the rear. External security lights and an outside tap. There are fully fenced side and rear boundaries.

**AGENTS NOTE:**

Access arrangements are in place with Western Power across the front driveway for upkeep/ maintenance of a functional sub-station. Located within the boundary of an adjoining plot. Accessed twice yearly, on an appointment only-basis. Please speak to the agent for further details/ clarification.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'WORCESTER' 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: 920 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure:** Freehold. Sold with vacant possession.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax:** Band 'A'

**EPC:** Energy Performance Rating: 'D' (62)

**Local Information & Amenities:**

This property is conveniently located for ease of access into Newark-on-Trent (approx. 1.5 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:**

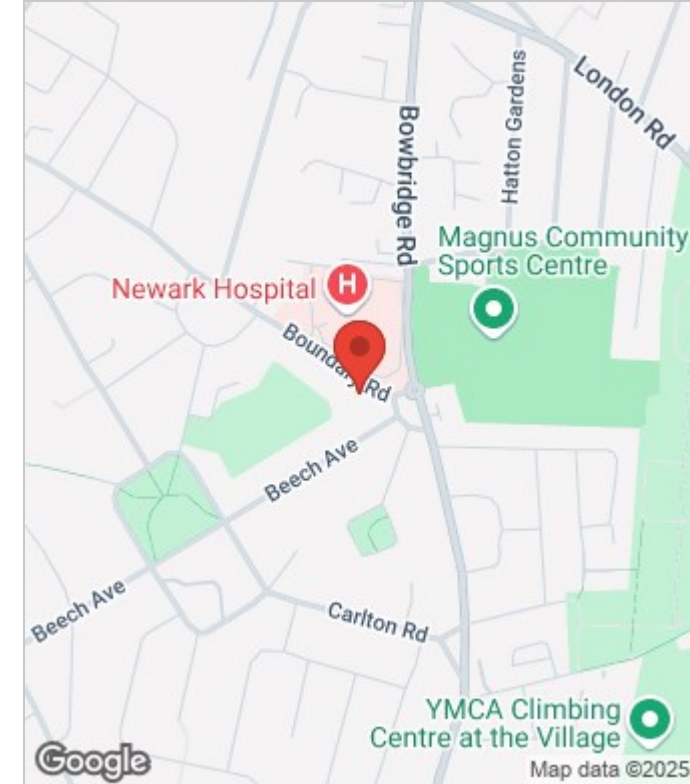
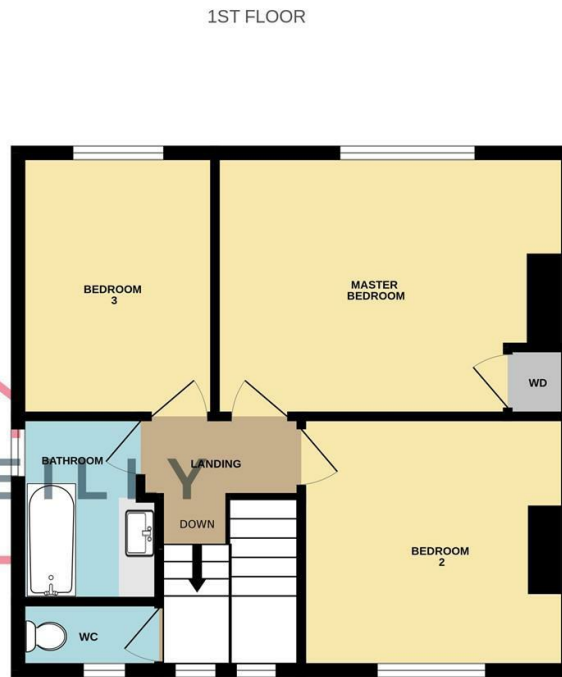
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	