



Flaxley Lane, Middlebeck, Newark

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 OLIVER REILLY



Flaxley Lane, Middlebeck, Newark

- STYLISH SEMI-DETACHED HOME
- LOVELY RESIDENTIAL POSITION
- GENEROUS LIVING ROOM & DINING KITCHEN
- LOVELY LANDSCAPED REAR GARDEN
- EXCELLENT INTERNAL CONDITION
- THREE BEDROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- POPULAR LOCATION. CLOSE TO SCHOOLS & AMENITIES
- AMPLE OFF-STREET PARKING
- VIEWING ESSENTIAL! Tenure: Freehold EPC: 'B' (84)

WHAT A GEM..! MAKE THIS YOUR NEXT MOVE..!

This truly is an EXCELLENT FIND! Enjoying an enviable position, set back from the road, within a highly sought-after modern-day residential location. Closely situated near a wealth of superb amenities, schools and transport links. Including a ease of access onto the A1, A46 and to Newark Town Centre.

This lovely,lavish and superbly stylish semi-detached home owns AN ABUNDANCE OF PERSONALITY! Primed and ready for your immediate appreciation.

STEP INSIDE... and appreciate the eye-catching internal design, combined with a spacious and flexible layout, comprising: Entrance hall, ground floor, W.C, large living room and a STUNNING DINING KITCHEN. Hosting a range of integrated appliances.

The first floor landing leads into a fabulous family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is further enhanced by a useful fitted storage cupboard and lovely EN-SUITE SHOWER ROOM.

Externally, the enviable position of the property is a real benefit, enhanced with TWO ALLOCATED PARKING SPACES, directly in front of the house, with ample visitor parking also available. The BEAUTIFULLY LANDSCAPED REAR GARDEN is a joy to behold! Providing minimal maintenance and a two delightful paved outdoor entertainment area's.

Further benefits of this bright and beautiful modern day home include uPVC double glazing throughout, remaining NHBC warranty, gas central heating via a combination boiler and a high energy efficiency rating: (EPC: B).

BLINK... and you'll MISS IT! Internal viewings are vital. In order to gain a full sense of appreciation for this real contemporary cracker!

Asking Price: Offers in the

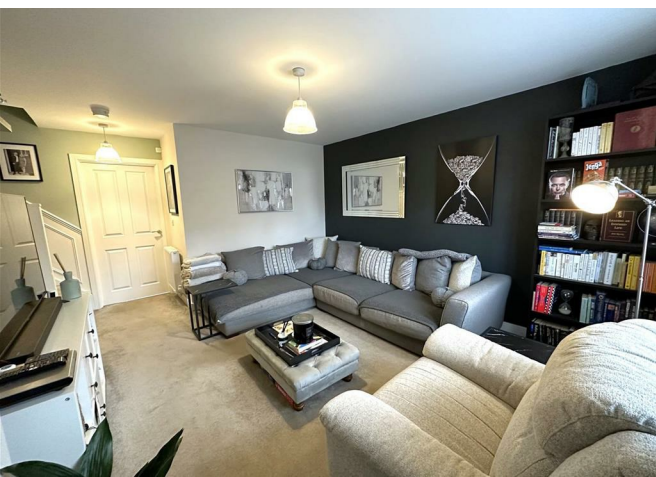


TWO Allocated Parking Spaces

ENTRANCE HALL:	4'4 x 4'3 (1.32m x 1.30m)
GROUND FLOOR W.C:	5'5 x 3'5 (1.65m x 1.04m)
GENEROUS LIVING ROOM: Max measurements provided.	16'9 x 12'3 (5.11m x 3.73m)
STYLISH DINING KITCHEN: Providing an inset 1.5 bowl stainless steel sink. Integrated medium height electric oven, separate four ring gas hob with stainless steel extractor hood above. Integrated dishwasher and under counter plumbing/ provision for a washing machine. Access to the concealed 'IDEAL' gas combination boiler. uPVC double glazed French doors open out onto a paved seating area, within the lovely well-appointed garden. Max measurements provided.	15'7 x 11'3 (4.75m x 3.43m)
FIRST FLOOR LANDING:	6'10 x 3'6 (2.08m x 1.07m)
MASTER BEDROOM: Max measurements provided.	10'8 x 10'0 (3.25m x 3.05m)
EN-SUITE SHOWER ROOM:	7'10 x 4'7 (2.39m x 1.40m)
BEDROOM TWO:	10'1 x 8'4 (3.07m x 2.54m)
BEDROOM THREE:	7'1 x 6'7 (2.16m x 2.01m)
FAMILY BATHROOM:	8'3 x 6'4 (2.51m x 1.93m)

EXTERNALLY:

The property is positioned off the main road of Flaxley lane. Accessed via a shared driveway, leading to the front aspect of the property, Providing TWO large allocated parking spaces and ample visitor parking, if required. A small paved pathway leads to the front entrance door with storm canopy above and external up/ down light. The front garden is predominantly gravelled, with a small low-level hedge-row and array of established plants and shrubs. A paved pathway to the right side aspect leads to a timber gate, opening into the beautifully landscaped and well-appointed rear garden. Predominantly laid to lawn, with a small paved patio, directly accessed from the French doors in the dining kitchen. There is a delightful raised plant bed and an additional more substantial paved outdoor entertainment area with a timber framed pergola, located at the bottom of the garden. There is an outside tap, external up/ down light, provision for a garden shed and fully fenced side/ rear boundaries.





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.

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: 762 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

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

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access to the 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.

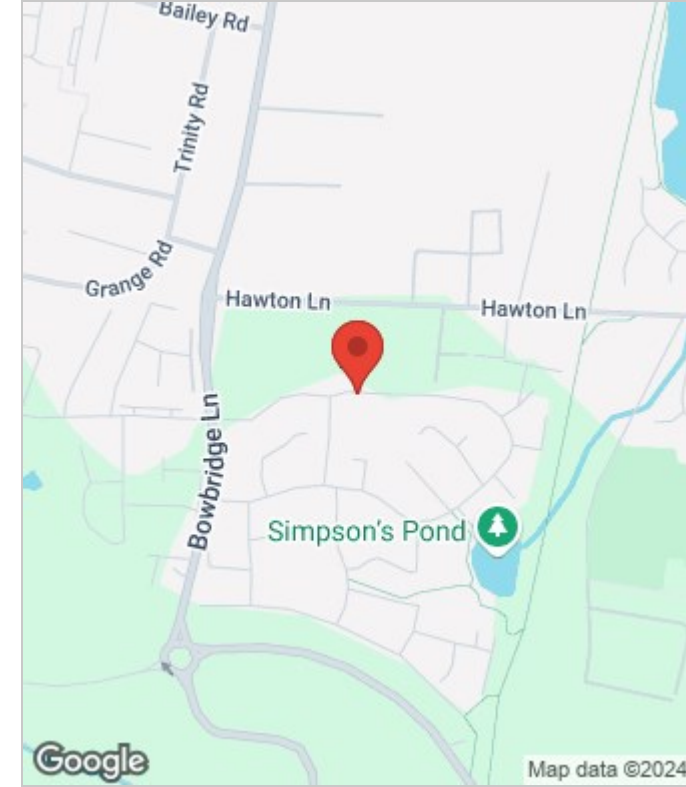
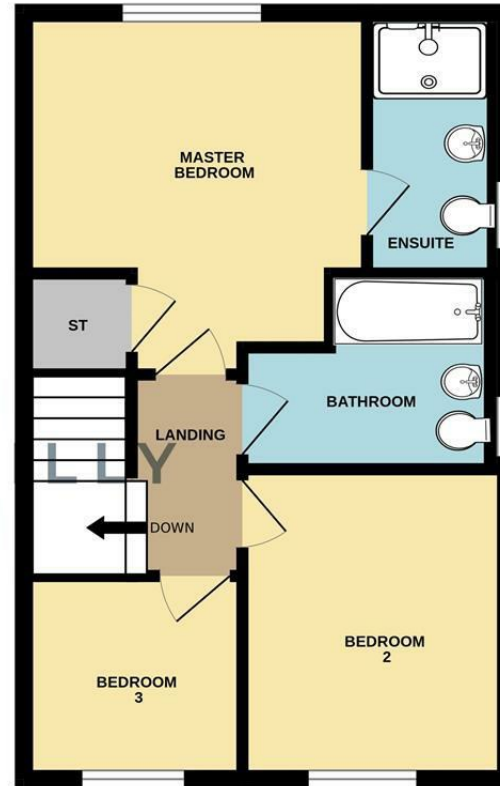




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	