



Lincoln Street, Newark

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 OLIVER REILLY



Lincoln Street, Newark

- LOVELY TERRACE HOME
- EASE OF ACCESS TO NORTH GATE STATION
- CELLAR STORE ROOM & FIRST FLOOR BATHROOM
- GENEROUS REAR GARDEN
- RESIDENTS PERMIT PARKING
- TWO DOUBLE BEDROOMS
- LOUNGE & STUNNING DINING KITCHEN
- REPLACEMENT WINDOWS AND DOORS IN 2024
- WALKING DISTANCE TO TOWN CENTRE
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £130,000 - £140,000. A PERFECT FIRST TIME HOME!

This warm and welcoming terrace home is PERFECTLY POSITIONED for any aspiring commuters, only moments away from Newark North Gate Train Station. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION!

This CENTRALLY SITUATED traditional home is within comfortable walking distance to Newark Town centre. Close to a range of excellent local amenities and transport links.

This attractive residence is a real credit to the existing owner, having been enhanced earlier this year (2024) with ALL NEW REPLACEMENT WINDOWS AND EXTERNAL DOORS.

The well-maintained internal layout comprises: Lovely lounge with feature fireplace and a STUNNING GRANITE FITTED KITCHEN. Installed by 'Newark Interiors' in 2023. Hosting a range of integrated appliances. The ground floor gives access down to a LARGE CELLAR STORE ROOM, partially tanked with a uPVC double glazed window. Which retains excellent scope to be utilised into additional living accommodation. The first floor landing occupies a LARGE BATHROOM and TWO DOUBLE BEDROOMS.

Externally, the property promotes a GENEROUS REAR GARDEN. Enjoying a decked seating area and a wonderful opportunity for any purchaser to make their own mark.

Further benefits of this lovely, primely positioned home include uPVC double glazing throughout and gas fired central heating, via a combination boiler.

Internal viewings are ESSENTIAL. In order to gain a full sense of appreciation. This is the perfect opportunity for you to acquire A PLACE TO CALL HOME..! Marketed with ****NO ONWARD CHAIN!!***

Guide Price £130,000 - £140,000



LOUNGE: 13'2 x 12'2 (4.01m x 3.71m)

Accessed via an obscure panelled uPVC double glazed front entrance door. A lovely reception room, providing carpeted flooring, central ceiling light fitting, single panel radiator, low-level storage cupboard with electrical RCD consumer unit above. TV connectivity point and a central feature fireplace, housing and inset electric fire with raised marble hearth and decorative wooden surround. uPVC double glazed window to the front elevation. Access into the contemporary dining kitchen.

DINING KITCHEN: 11'2 x 10'5 (3.40m x 3.18m)

Of exquisite modern design, providing wood-effect laminate flooring. The high quality shaker-style kitchen was installed in 2023, by Newark Interiors. Housing a vast range of complementary wall and base units with granite work surfaces over and up-stands. Inset sink with mixer tap and granite routed drainer. Integrated 'ZANUSSI' electric oven with four ring induction hob over, granite splash back and concealed extractor hood above. Integrated fridge freezer and under counter plumbing/provision for a washing machine. Recessed ceiling spotlights, double panel radiator and a uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear access door leads out into the well-appointed garden. An internal door provides access down to the cellar store room. a carpeted staircase rises to the first floor.

FIRST FLOOR LANDING: 5'9 x 2'6 (1.75m x 0.76m)

Providing carpeted flooring, ceiling light fitting, smoke alarm and loft hatch access point. The landing leads into the large bathroom and both DOUBLE bedrooms.

MASTER BEDROOM: 12'2 x 10'5 (3.71m x 3.18m)

A generous DOUBLE bedroom, located at the front of the house, providing wood-effect laminate flooring, ceiling light fitting and single panel radiator. uPVC double glazed window to the front elevation.

BEDROOM: TWO 11'2 x 10'4 (3.40m x 3.15m)

A further DOUBLE bedroom located at the rear of the property, providing grey carpeted, flooring, a ceiling rose with light fitting, single panel radiator and a fitted airing cupboard housing the 'ALPHA' gas combination boiler. uPVC double glazed window to the rear elevation, overlooking the garden.

FIRST FLOOR BATHROOM: 12'1 x 6'9 (3.68m x 2.06m)

Of complementary modern design, providing ceramic tiled flooring. A large oval panelled bath with chrome mixer tap and full height wall tiling. Low-level W.C with push-button flush and a wall mounted white ceramic wash-hand basin with chrome mixer tap. Ceiling light fitting, chrome heated towel rail and an obscure uPVC double glazed window to the front elevation. Max measurements provided.



**CELLAR STORE ROOM:**

13'4 x 10'8 (4.06m x 3.25m)

Providing sufficient storage space and great scope to be utilised into additional living accommodation. With lighting. uPVC double glazed window to the rear elevation. Max measurements provided.

EXTERNALLY:

The well-appointed rear garden is predominantly laid to lawn with a paved pathway leading to the bottom of the garden. There is extensive raised decked seating area, directly access from the uPVC external door in the kitchen. Outside cold water tap. There are fully fenced side and rear boundaries. A left sided timber gate gives access via a communal passageway, with external sensor light to the front of the property. PLEASE NOTE: There a right of access over the rear garden from one neighboring home. For further clarification, please speak to the selling agent.

Residents Permit Parking:

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler and uPVC double glazing throughout. Replaced earlier in 2024. 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: 798 Square Ft.

Measurements are approximate and for guidance only. This includes the cellar store room.

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

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D' (57)**

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 on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

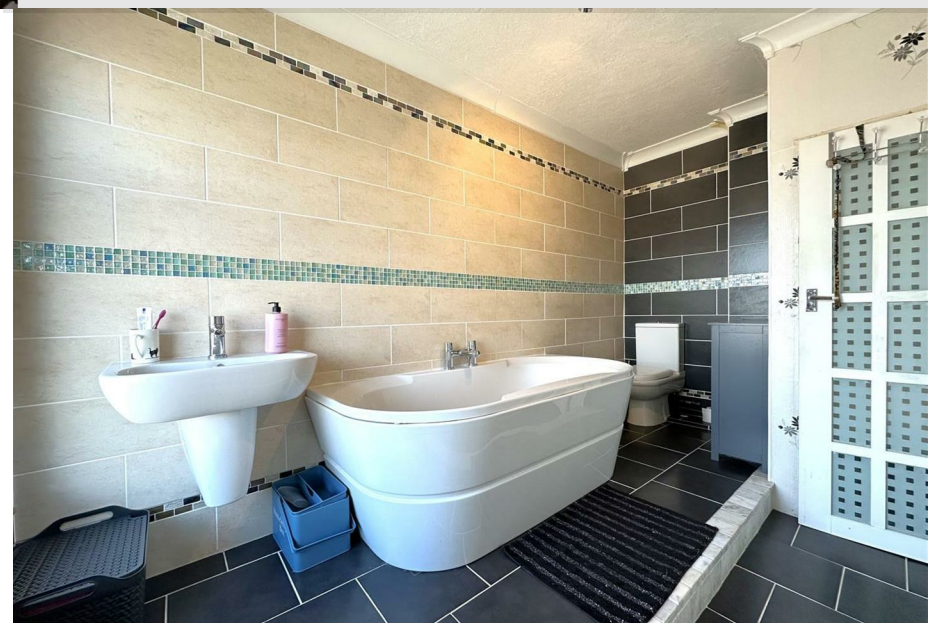
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

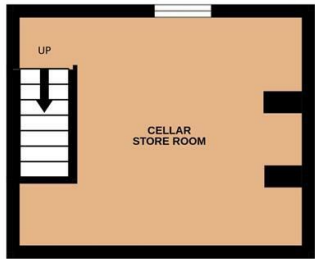
Draft Details-Awaiting Approval:

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.

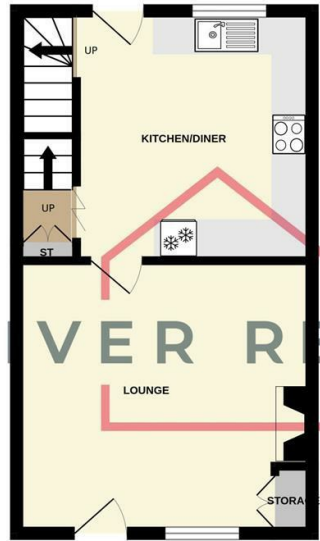




CELLAR



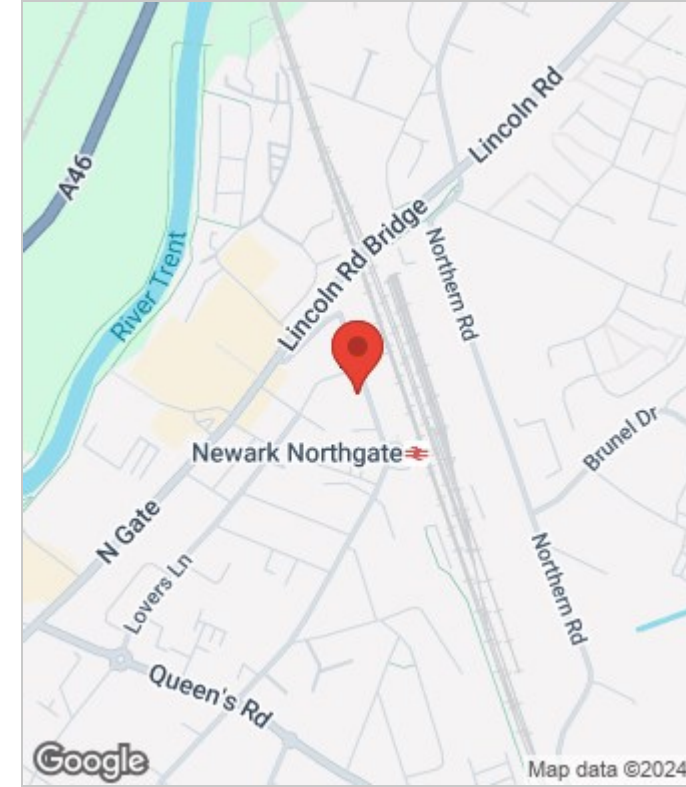
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	