



Lincoln Road, Newark

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 OLIVER REILLY



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- SPACIOUS SEMI-DETACHED HOME
- PRIME LOCATION. CLOSE TO AMENITIES
- BAY-FRONTED LOUNGE/DINER
- ENCLOSED LOW-MAINTENANCE GARDEN
- NO ONWARD CHAIN!
- THREE BEDROOMS
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- BRAND NEW BATHROOM & LARGE CONSERVATORY
- EXTENSIVE GRAVELLED DRIVEWAY
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

ONE TO CALL HOME!...

Take a look at this excellent sized three bedroom semi-detached home. Conveniently positioned in a popular location, with ease of access onto the A1, A46 and to Newark Town Centre. Surrounded by a wide array of local amenities.

This sizeable home has been tastefully enhanced by the existing owners, to create a warm, welcoming residence. Crying out for you to make it your own! The property has been neutrally re-decorated and enhanced by a BRAND NEW BATHROOM, replacement radiator, carpets and floor coverings.

This eye-catching property provides a spacious free-flowing layout, comprising: Entrance hall, a generous DUAL-ASPECT and bay-fronted lounge/diner with an exposed open-fire. Well-proportioned modern kitchen and STYLISH THREE-PIECE BATHROOM. The first floor landing leads into THREE BEDROOMS.

Externally, the property occupies an enviable plot. Greeted via a HUGE GRAVELLED DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING, for an range of vehicles. The well-appointed an fully enclosed rear garden is of general low maintenance, with an extensive paved seating area and detached outbuilding/ workshop.

Further benefits of this wonderful residence include uPVC double glazing and gas fired central heating. STEP ONTO THE LADDER.. This superbly sized home offers all you could want... AND MORE! Step inside and see for yourself! Marketed with **NO ONWARD CHAIN!**



ENTRANCE HALL: 6'0 x 5'9 (1.83m x 1.75m)

Accessed via an obscure paned uPVC double glazed front door. Providing herringbone-style, vinyl flooring, brand-new carpeted stairs with handrail, rising to the first floor. A ceiling light fitting, smoke alarm, carbon monoxide alarm, double panel radiator and a uPVC double glazed window to the front elevation. Access into the ground floor bathroom, kitchen and lounge/diner.

BAY-FRONTED LOUNGE/DINER: 15'8 x 13'10 (4.78m x 4.22m)

A generous DUAL-ASPECT reception room, providing brand-new carpeted flooring, a central ceiling light fitting, large, double panel radiator, fitted low-level cupboard housing the electricity meter and RCD consumer unit. Exposed brick fireplace with a functional open-fire, with a raised tiled heart and mantle above. TV connectivity point. Walk-in bay with uPVC double glazed windows to the front elevation. uPVC double glazed window to the rear elevation. A paned hardwood external door leads into the conservatory. Max measurements provided.

KITCHEN: 11'9 x 7'10 (3.58m x 2.39m)

With vinyl flooring. The modern kitchen houses a range of white shaker-style wall and base units with wood-effect laminate roll-top work surfaces over. Inset stainless steel sink with chrome mixer tap and drainer. Under counter plumbing/provision for a washing machine and dishwasher. Provision for a freestanding fridge freezer Integrated 'BECKO' electric oven with four ring gas hob over and concealed extractor hood above. Access to the exposed 'ALPHA' gas combination boiler. Under counter access to the gas meter. Ceiling light fitting. carbon monoxide alarm and a double panel radiator. uPVC double glazed window to the rear elevation. Open-access through to the dual-aspect lounge/diner.

LARGE CONSERVATORY: 14'10 x 7'7 (4.52m x 2.31m)

Of part brick and uPVC construction. Providing ceramic tiled flooring. A sloped poly-carbonate roof, multiple power sockets, wall light and a large uPVC double glazed window to the rear elevation. Hardwood window to the side elevation. An obscure paned hardwood side external door gives access into the garden.

GROUND FLOOR BATHROOM: 8'4 x 5'9 (2.54m x 1.75m)

Of stylish modern design. Providing continuation of the herringbone-style vinyl flooring, a low-level W.C with push-button flush, pedestal wash basin with chrome mixer tap and medium height marble-effect, aqua boarding. Pannelled bath with chrome mixer tap and mains shower facility. Floor to ceiling marble-effect aqua boarding. A wall mounted clear glass shower screen. Recessed ceiling spotlights, double panel radiator, extractor fan and a high-level uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING: 6'10 x 5'10 (2.08m x 1.78m)

With BRAND-NEW carpeted flooring, open spindle balustrade with handrail, ceiling light fitting, smoke alarm, loft hatch access point and a uPVC double glazed window to the rear elevation. Access into all three well-proportioned bedrooms.

MASTER BEDROOM: 14'2 x 10'2 (4.32m x 3.10m)

a generous DUAL-ASPECT DOUBLE bedroom, providing brand-new, carpeted flooring, a large double panel radiator, ceiling light fitting, fitted over-stairs storage cupboard with carpeted flooring. uPVC double glazed window to the front and rear elevation.



Local Information & Amenities:

This property is conveniently located in a highly sought-after residential location, within close proximity into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 marketplace 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.

BEDROOM TWO:

11'10 x 6'10 (3.61m x 2.08m)

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

BEDROOM THREE:

8'9 x 6'9 (2.67m x 2.06m)

A well-proportioned single bedroom, providing brand-new carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation.

DETACHED OUTBUILDING/ STORE:

Providing sufficient external storage/ workshop space, if required.

EXTERNALLY:

The property occupies an excellent sized plot. The front aspect is greeted with dropped kerb vehicular access onto a SUBSTANTIAL GRAVELLED MULTI-CAR DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING for an array of vehicles. There are fenced side boundaries and an established hedged front boundary. A left sided Timber gate opens onto a paved pathway with gravelled borders down to an extensive paved outdoor seating/ entertainment area, with access into a detached outbuilding/workshop. The rear garden is predominantly laid to lawn with a low-level brick wall, an outside tap, fenced side boundaries and a rear timber access gate.

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. This excludes the wooden external door and window in the conservatory.

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: 820 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

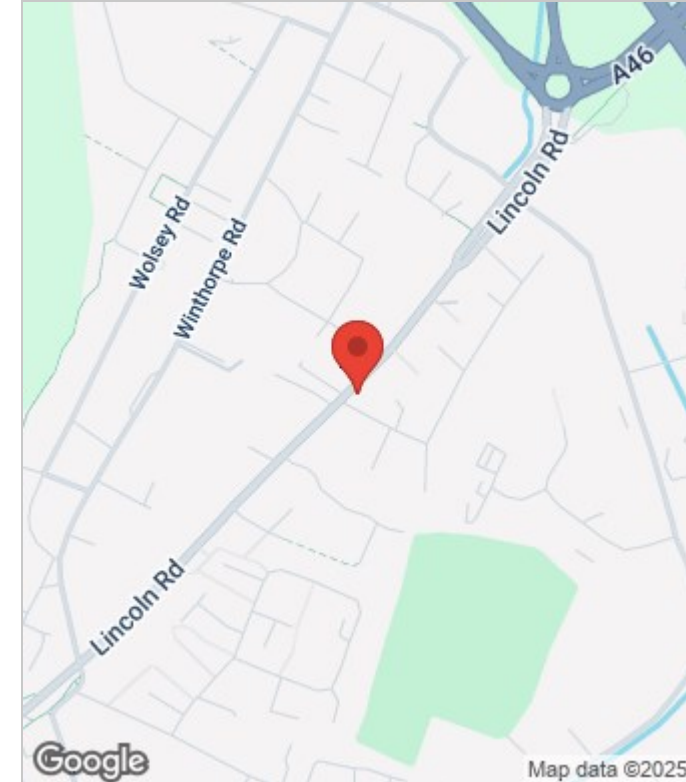
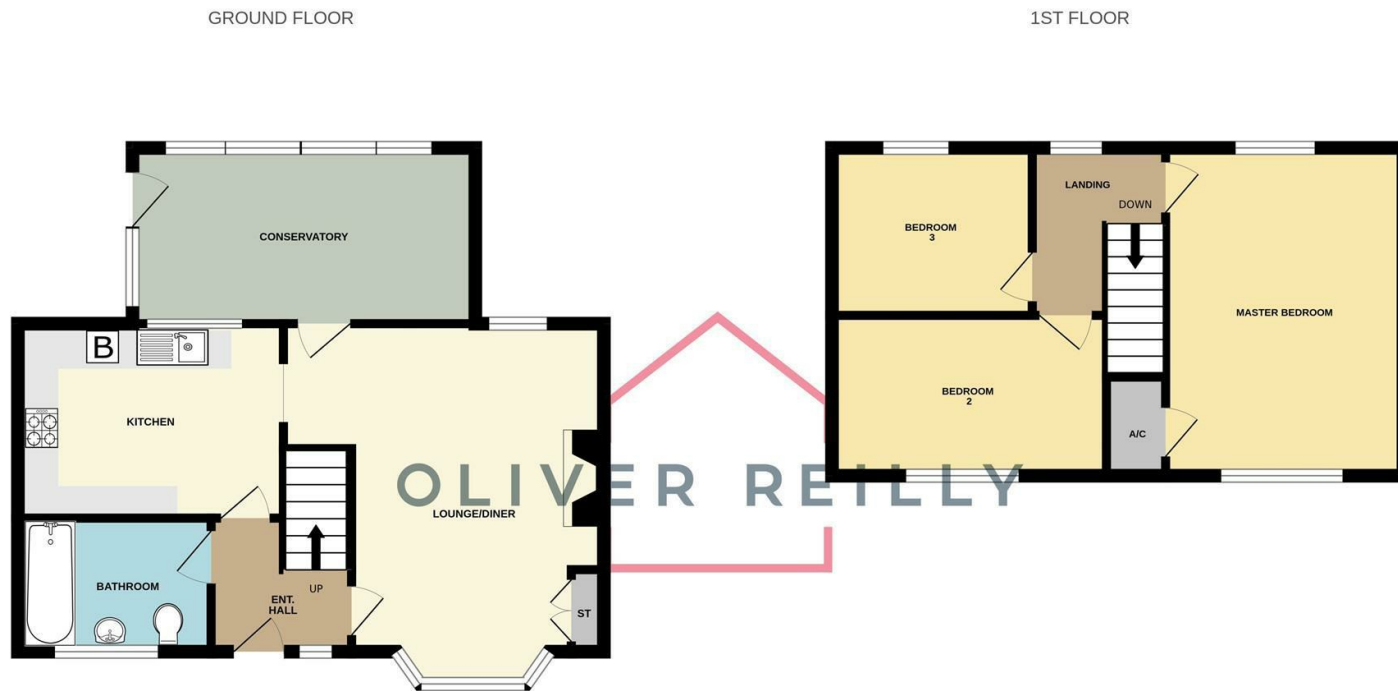
Council Tax: Band 'B'

EPC: Energy Performance Rating: 'E'

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

