



Marleston Lane, Middlebeck,

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OLIVER REILLY



Marleston Lane, Middlebeck, Newark

Asking Price: £260,000

- STYLISH SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- SUPERB OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- THREE BEDROOMS
- GF W.C & USEFUL UTILITY
- LARGE LIVING ROOM WITH BI-FOLD DOORS
- WELL-APPOINTED FAMILY-SIZED GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (84)

A MARVELLOUS MODERN-DAY MASTERPIECE..!

LOOK NO FURTHER... This property is an excellent choice for families and couples alike, thanks to its tasteful design and convenient location. Constructed in 2022 and still under NHBC warranty. This SLEEK & STYLISH contemporary GEM is presented to an impeccable SHOW-HOME-LIKE STANDARD! The generous and free-flowing internal layout comprises: Inviting entrance hall with extensive storage facilities, a FABULOUS OPEN-PLAN DINING KITCHEN. Hosting a range of integrated modern appliances, a separate utility, large ground floor W.C and an equally sizeable living room with BI-FOLD DOORS. Opening out onto a lovely paved seating area.

The first floor landing hosts an eye-catching family bathroom and THREE WELL-PROPORTIONED BEDROOMS. Two with fitted wardrobes and an en-suite shower room, complementing the master bedroom.

Externally, the property occupies a larger than average plot, enjoying a generous low-maintenance garden. The front aspect is greeted with a MULTI-CAR DRIVEWAY. Giving access into the SINGLE GARAGE.

Further benefits of this attractive contemporary home include uPVC double glazing, gas fired central heating and a high energy efficiency rating (EPC: B).

A FRESH START AWAITS!..Stop your search here. This is a terrific example of modern-day living... AT ITS FINEST!



ENTRANCE HALL:

5'7 x 4'10 (1.70m x 1.47m)

Accessed via a secure front door with obscure uPVC double glazed high-level side panel. The highly inviting reception space provides carpeted flooring, a ceiling, light fitting, electronic central heating radiator and an extensive fitted storage cupboard, housing the electrical RCD consumer unit. Access into the in the inner hall and open-plan dining kitchen.

OPEN-PLAN DINING KITCHEN:

13'7 x 10'3 (4.14m x 3.12m)

The open in the hallway provides wood-effect laminate flooring, carpeted stairs with an open spindle balustrade and oak handrail rising to the first floor. Ceiling light fitting, electronic central heating thermostat and a double panel radiator. There is open-plan access through to the living room and the stylish dining kitchen. With continuation of the wood-effect laminate flooring, the complementary kitchen provides a tasteful blend of two-tone wall and base units with marble-effect flat edge workspace over and up-stands. Inset stainless steel sink with chrome mixer tap, and drainer. Integrated medium height 'HOTPOINT' electric oven. Integrated fridge freezer, dishwasher and five ring induction hob with concealed extractor hood above. Two ceiling light fittings, smoke alarm, extractor fan and sufficient space for a dining table and chairs. Paned uPVC double glazed window to the front elevation. The free-flowing open-plan space leads through to the separate ground floor W.C and utility.

UTILITY:

5'10 x 3'4 (1.78m x 1.02m)

Providing sufficient storage space with a fitted laminate roll-top work surface and under counter plumbing/ provision for a washing machine/tumble dryer. Ceiling light fitting and extractor fan.

GROUND FLOOR W.C:

8'3 x 5'2 (2.51m x 1.57m)

Of an excellent size. Hosting continuation of the wood-effect laminate flooring. Providing a low-level W.C with push button flush, wall mounted white ceramic wash hand basin with chrome mixer tap and floor to ceiling white wall tiling. Single panel radiator, ceiling light fitting extractor fan.

LIVING ROOM:

16'4 x 10'9 (4.98m x 3.28m)

A generous living space, providing wood-effect laminate flooring, a ceiling light fitting, TV/telephone connectivity point, smoke alarm, double panel radiator, and BI-FOLD DOORS. Opening out onto a paved seating area, within the well-appointed rear garden.

FIRST FLOOR LANDING:

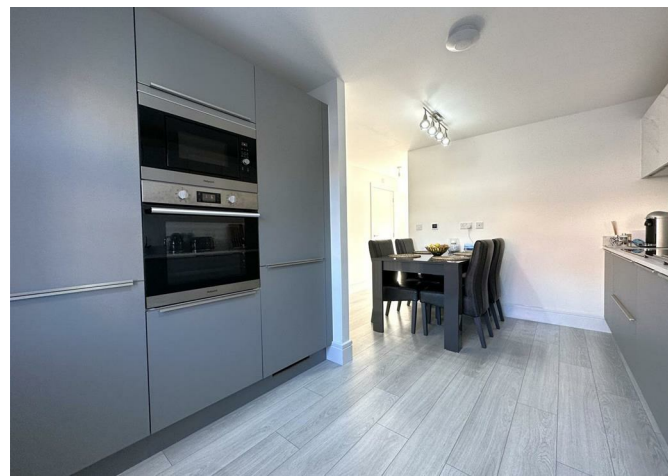
13'2 x 7'11 (4.01m x 2.41m)

Providing carpeted flooring, an open spindle balustrade, with handrail. Ceiling light fitting, single panel radiator, loft hatch access point, fitted storage cupboard housing. Housing the 'IDEAL' gas combination boiler, uPVC double glazed window to the side elevation. The landing leads into the family bathroom and all three well-proportioned bedrooms.

MASTER BEDROOM:

12'1 x 9'1 (3.68m x 2.77m)

A lovely DOUBLE bedroom, located at the rear of the property. Providing grey carpeted flooring, a ceiling light fitting, single panel radiator, TV connectivity point, electronic central heating thermostat and a fitted double wardrobe with sliding doors. uPVC double glazed window to the rear elevation. Access into the en-suite shower room.





Council Tax: Band 'C'

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 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.

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.

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 an appointment, please contact us on: 01636 558 540.

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.

EN-SUITE SHOWER ROOM:

7'6 x 4'2 (2.29m x 1.27m)

Of stylish design. Providing wood-effect vinyl flooring, a double fitted shower cubicle with mains shower facility, floor to ceiling white wall tiling. A low-level W.C with push button flush and a wall mounted white ceramic wash hand basin with chrome mixer tap and floor to ceiling white wall tiling behind. Single panel radiator, ceiling light fitting and extractor fan.

BEDROOM TWO:

9'10 x 9'1 (3.00m x 2.77m)

A Further DOUBLE bedroom located at the front of the property, providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a fitted double wardrobe with sliding doors. uPVC double glaze window to the front elevation.

BEDROOM THREE:

9'2 x 7'10 (2.79m x 2.39m)

A well-proportioned single bedroom, located at the front of the house, providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation.

FAMILY BATHROOM:

7'4 x 7'1 (2.24m x 2.16m)

Of attractive contemporary design. Providing wood-effect vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility, with stylish floor to ceiling wall tiling and a wall mounted clear glass shower screen. Low-level W.C with push-button flush and a white ceramic wash hand basin wall mounted with chrome mixer tap. Single panel radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

SINGLE GARAGE:

20'1 x 10'2 (6.12m x 3.10m)

Of detached brick built construction with a pitched tiled roof. Accessed via a manual up/ over garage door.

EXTERNALLY:

The front aspect provides a low-maintenance garden, predominantly laid to lawn, with a small paved pathway, accessed via a wrought-iron gate, leading to the front door, with external up/ down light. There are part walled and wrought-iron fenced front and side boundaries. The left side aspect hosts dropped kerb vehicular access onto an extensive MULTI-CAR tandem driveway, leading to the single garage. There is a secure wooden gate, opening into the WELL-APPOINTED and low-maintenance rear garden. Predominantly laid to lawn, with an outside tap and paved seating area. Directly accessed from the BI-FOLD DOORS in the living room. There are fenced side and rear boundaries.

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: 960 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

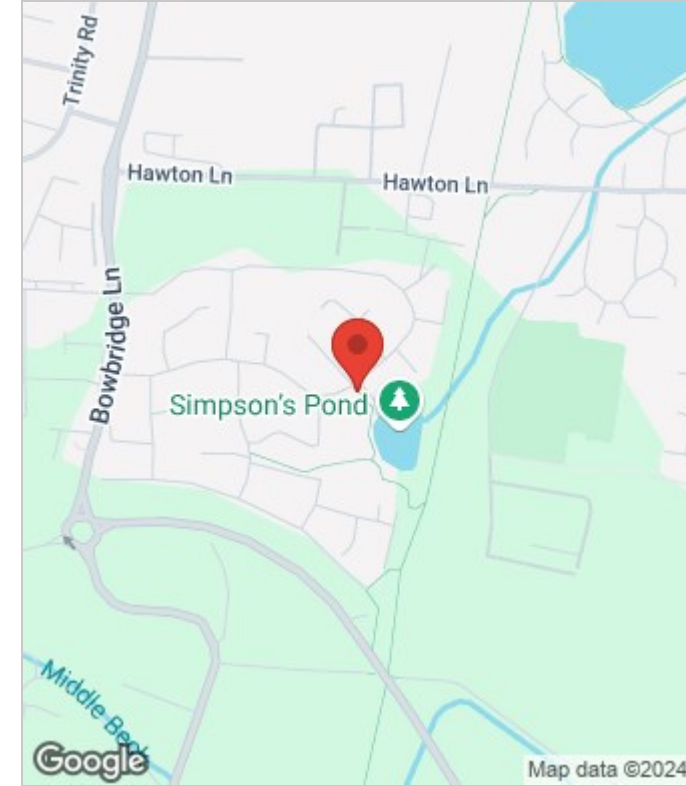




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	