Lindum Street, Newark

3 1 2 D

OLIVER REILLY

Lindum Street, Newark

Offers in excess of £160,000

- LOVELY TERRACE HOME
- TWO GENEROUS RECEPTION ROOMS
- WELL-APPOINTED KITCHEN & GF BATHROOM
- BRAND NEW ROOF IN 2024
- uPVC Double Glazed & Gas Central Heating
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- GENEROUS REAR GARDEN & EXTERNAL STORE
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D'

A TERRIFIC TRADITIONAL TERRACE..!
This attractive character-filled three bedroom home truly is a perfect place to call home! Conveniently positioned within a quiet non-through road, within comfortable walking distance to the Town Centre. Surrounded by a host of excellent amenities.
This wonderful family-sized home has been presented to an EXCELLENT STANDARD! Boasting a deceptively spacious and free-flowing internal layout, comprising: Delightful lounge, separate and equally generous dining room, with open-access through to a sizeable kitchen, rear hall and ground floor bathroom. The copious first floor landing hosts THREE GENEROUS BEDROOMS. All providing fitted storage facilities.
Externally, the property occupies a lovely and well-appointed rear garden, with a block paved seating area and a useful external brick store.
Further benefits of this warm and welcoming home include uPVC double glazing, gas fired central heating and a BRAND NEW ROOF in 2024
CREATE YOUR NEXT CHAPTER!!... Inside this wonderful residence. Set in a PRIME central location!

LOUNGE: 11'9 x 11'8 (3.58m x 3.56m)
A generous reception room. Accessed via a uPVC double glazed front door. Providing exposed wooden floorboards A ceiling rose with light fitting, dado rail, coving, single panel radiator, fitted low-level storage cupboard housing the gas meter and a decorative feature fire surround with a inset tiled hearth. uPVC double glazed window to the front elevation Access through to the inner hall.

INNER HALL: 2'9 x 2'6 (0.84m x 0.76m)
Providing carpeted flooring, a ceiling light fitting and stairs rising to the first floor. Open access through to the separate dining room.

DINING ROOM: 11'10 x 11'8 (3.61m x 3.56m)
A further equally spacious reception room, providing complementary Karndean flooring. Recessed ceiling spotlights, single panel radiator, plate rail, fitted low-level storage cupboard, under stairs storage cupboard housing the electrical RCD, consumer unit. uPVC double glazed window to the rear elevation. Open access through to the kitchen.

KITCHEN: 13'1 x 6'10 (3.99m x 2.08m)
With continuation of the Karndean flooring. The kitchen provides a range of fitted wall and base units with laminate roll-top work surfaces over and white wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over and concealed extractor hood above. Under counter plumbing/provision for a washing machine, dishwasher, fridge and freezer. Recessed ceiling spotlights, chrome heated towel rail, uPVC double glazed window to the side elevation. A secure hardwood external door gives access into the garden. Internal access into the ground floor bathroom. Max measurements provided.

GROUND FLOOR BATHROOM: 7'2 x 6'9 (2.18m x 2.06m)
Providing tile effect flooring. A wooden panelled bath with chrome mixer tap and over-head shower facility. Mains shower facility with floor to ceiling black/white wall tiled splash backs. Low-level W.C with levered flush and a corner fitted white ceramic wash hand basin with chrome taps. Inset to a fitted under counter vanity storage cupboard with medium height wall tiling. Exposed decorative ceiling beams. Single panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING: 15'1 x 3'5 (4.60m x 1.04m)
Providing carpeted flooring, two ceiling light fittings and access into all three well-proportioned bedrooms.

MASTER BEDROOM: 11'10 x 11'8 (3.61m x 3.56m)
A lovely double bedroom located at the front of the property. Providing carpeted flooring, a central ceiling light fitting, single panel radiator, dado rail and a fitted over stairs storage cupboard with clothes hanging facilities and a loft hatch access point. uPVC double glazed window to the front elevation.

BEDROOM TWO: 9'10 x 7'10 (3.00m x 2.39m)
A well-proportioned bedroom providing carpeted flooring, a single panel radiator, coving, ceiling light fitting and extensive fitted wardrobes with sliding doors, cupboards above and open shelving for additional storage. uPVC double glazed window to the rear elevation. Max measurements provided up to fitted wardrobes.

BEDROOM THREE: 13'2 x 6'10 (4.01m x 2.08m)
A further spacious bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator and a large fitted airing cupboard housing the modern gas combination boiler. uPVC double glazed window to the rear elevation. Max measurements provided.

EXTERNALLY:
There is a small concrete courtyard directly accessed from the external door in the kitchen, providing an outside tap. A wrought iron personnel gate opens with access to a detached brick outbuilding before leading into the formal rear garden. The well-appointed and beautifully tended garden is predominantly laid to lawn with a block paved seating area. Perfect for entertaining. A paved pathway leads to the bottom of the garden with attractive planted borders with provision for a garden shed. There are well tended mature conifer trees, fenced side boundaries and a walled rear boundary. PLEASE NOTE: There is shared access across the properties boundary from one neighbouring home. This property has a right of access over neighbouring houses for rear personnel access via a shared passageway. For further details, please speak to the selling agent.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler, installed within the last four years 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: 830 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'

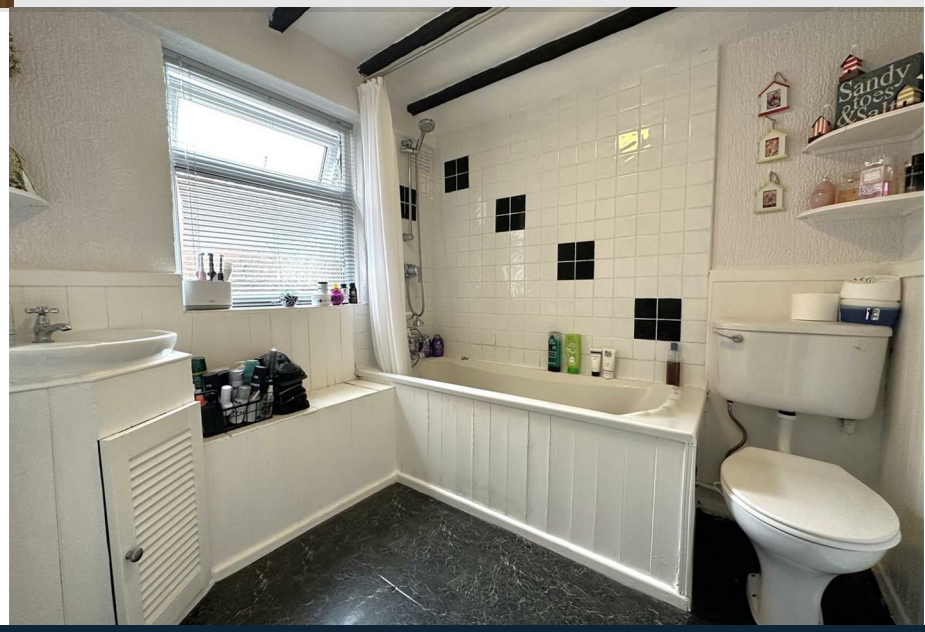
EPC: Energy Performance Rating: 'D' (63)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:
This property is conveniently located in a central residential location, within close proximity and walking distance into the Town Centre. 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.

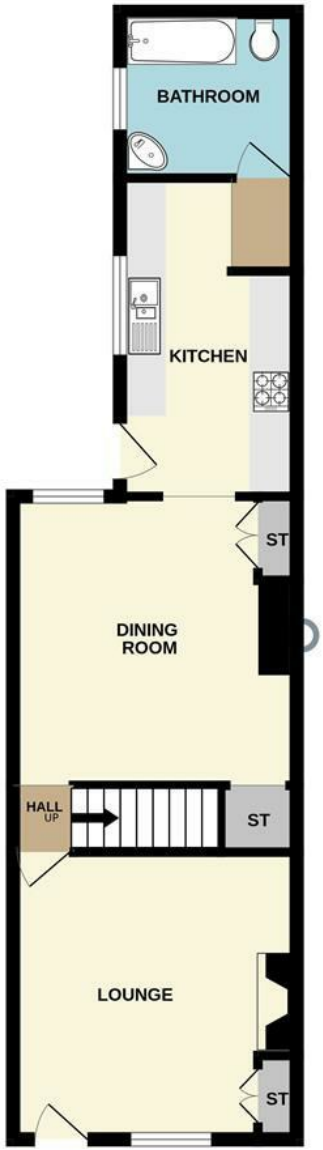
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.



GROUND FLOOR



1ST FLOOR

OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY