



St. Leonards Court, Newark

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St. Leonards Court, Newark

Offers in excess of £140,000

- CHARMING GRADE II LISTED COTTAGE
- PICTURESQUE CENTRAL LOCATION
- STYLISH FIRST FLOOR BATHROOM
- BEAUTIFUL RETAINED ORIGINAL FEATURES
- EXCELLENT INTERNAL CONDITION
- TWO BEDROOMS
- LOVELY LOUNGE & MODERN KITCHEN
- USEFUL VAULTED CELLAR STORE ROOM
- TOWN CENTRE SETTING. CLOSE TO AMENITIES
- NO CHAIN! Tenure: Freehold EPC 'tbc'

A CHARMING, QUIRKY AND CENTRAL CHARACTER COTTAGE..!

Oozing originality, period features and an adaptable internal layout, all set within the hustle and bustle of Newark Town Centre in a wonderful Conservation Area. Surrounded by a hosts of excellent on-hand amenities and transport links. Including two train stations. One of which (North Gate Station) provides a DIRECT LINK TO LONDON KINGS CROSS STATION!

If you're looking for a home that STANDS OUT FROM THE CROWD, then LOOK NO FURTHER!

This lovely residence showcases a wealth of retained characteristics, combined with an instantaneously warm and welcoming feeling, with a range of complementary modern fixtures.

The property promotes a deceptive and flexible level of living space, spanning over 700 square/ft of accommodation, comprises: A delightful lounge, inner hall and a stylish contemporary kitchen. The first floor landing hosts a LARGE MASTER BEDROOM and an eye-catching modern bathroom. The second floor provides a further well-proportioned bedroom. There is access from the inner hall down to a VAULTED CELLAR STORE ROOM. Providing power, lighting and sufficient storage space.

Further additions of this captivating character-filled home include single glazing via complementary Yorkshire sliding sash windows and electric heating, via modern infrared panel heaters.

HOME IS WHERE THE HEART IS... This beautifully bespoke period home is full of true inspiration and awaits your immediate appreciation! Marketed with ****NO ONWARD CHAIN!!***.



LOUNGE: 12'8 x 11'9 (3.86m x 3.58m)

A wonderful reception room. Accessed via a hardwood external front door. Providing carpeted flooring, an exposed and central ceiling beam, two wall light fittings, a large infrared electric panel heater. Two recessed fitted storage cupboards, TV/ telephone connectivity points and a complementary feature fireplace with a raised tiled hearth and provision for a freestanding electric fire. Single glazed hardwood Yorkshire sliding sash window to the front elevation with original and lockable fitted external shutters.

INNER HALL: 7'3 x 3'3 (2.21m x 0.99m)

With patterned vinyl flooring, carpeted stairs with handrail rising to the first floor, exposed ceiling beams, smoke alarm, a wall light fitting and a single glazed hardwood window to the rear elevation. An internal doors opens with access down to the cellar and into the kitchen.

MODERN FITTED KITCHEN: 7'3 x 5'3 (2.21m x 1.60m)

With continuation of the patterned vinyl flooring. Providing a range of fitted wall, drawer and base units with patterned flat edge work-surfaces over and grey wall tiled splash backs behind. Inset stainless steel sink with chrome mixer tap and drainer. Integrated 'SMEG' electric hob with extractor hood above. Under-counter plumbing/provision for a washing machine and fridge. PVC ceiling cladding, ceiling strip light and a single glazed hardwood window to the rear elevation.

FIRST FLOOR LANDING: 7'3 x 2'7 (2.21m x 0.79m)

With grey carpeted flooring, an open-spindle balustrade and handrail, an exposed ceiling beam with ceiling light fitting, smoke alarm, single glazed hardwood Yorkshire sliding sash window to the rear elevation. Carpeted stairs rise to the second floor up to another bedroom. The landing gives access into the modern bathroom and master bedroom.

MASTER BEDROOM: 12'8 x 11'9 (3.86m x 3.58m)

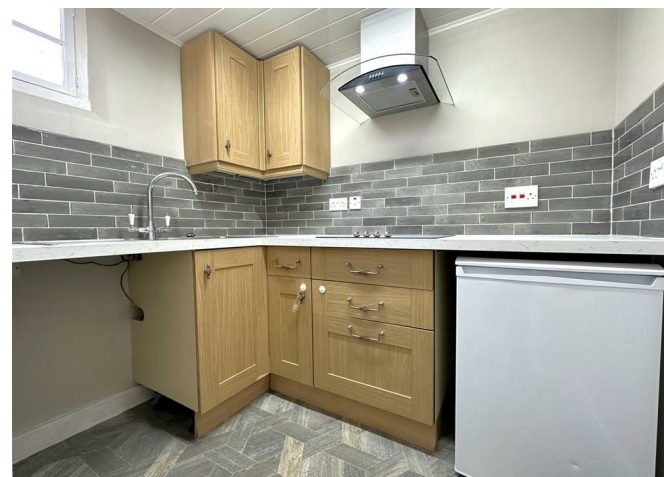
A lovely DOUBLE bedroom providing grey carpeted flooring, exposed ceiling beams, two wall light fittings, electric infrared panel radiator and a fitted airing cupboard. Housing the the hot water cylinder. Single glazed hardwood Yorkshire sliding sash window to the front elevation. Max measurements provided.

CONTEMPORARY BATHROOM: 7'4 x 6'3 (2.24m x 1.91m)

Of eye-catching modern design. providing patterned tile-effect vinyl flooring. A PVC panelled bath with chrome taps, floor to ceiling white wall tiling, electric shower facility with partial glass shower screen and a fitted shower curtain. Low-level W.C with integrated push-button flush, white ceramic wash basin with chrome mixer tap. Inset to extensive fitted vanity storage units. Wall mounted electric infrared radiator. PVC ceiling cladding, wall light fitting, extractor fan and an obscure Yorkshire hardwood sliding sash window to the rear elevation.

BEDROOM TWO: 12'8 x 11'10 (3.86m x 3.61m)

Located on the second floor. Providing grey carpeted flooring, a ceiling light fitting, modern electric infrared panel heater, recessed shelving, eaves storage cupboards to the front and rear aspect. Single glazed Yorkshire hardwood sliding sash window to the front elevation. Max measurements provided.



**VAULTED CELLAR STORE ROOM:**

10'3 x 8'2 (3.12m x 2.49m)

Giving access to the electrical RCD consumer unit and electricity meter. Original steps lead down to a useful vaulted storage area, with a ceiling light fitting and power socket.

TOWN CENTRE LOCATION:

The property is conveniently situated in the centre of the Town. St. Leonards Court is approached via an archway from Kirkgate. A public footpath follows down to from Slaughterhouse Lane for personal access.

EXTERNALLY:

The front aspect provides a lovely cobbled forecourt with a small seating area, in an attractive mews environment. Giving access to an external store. Used for bin storage. The cottage is primarily positioned for anyone aspiring for TOWN CENTRE living, with a hosts of amenities directly on your doorstep.

Services:

Mains water, drainage, and electricity are all connected. The property also provides electric heating, via infrared electric panel heaters and hardwood single 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: 753 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'tbc'- On Order**

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 the Centre of the Town. 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:

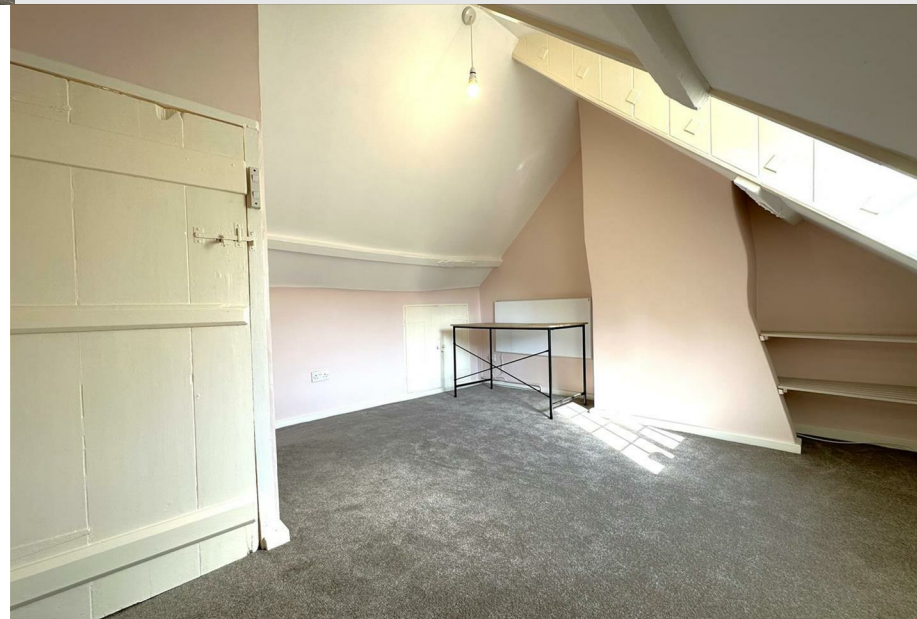
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

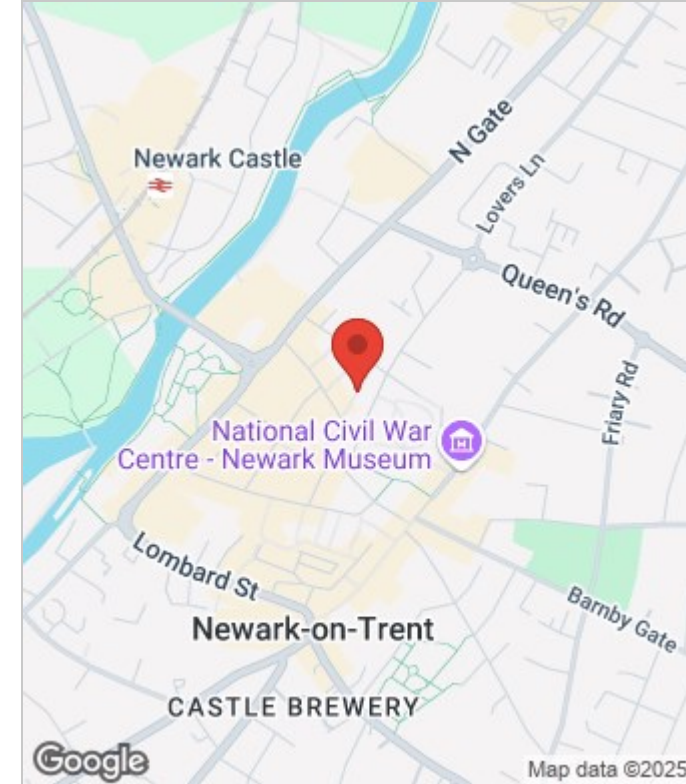
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

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