



WARDENS COTTAGE
NO 19 LONDON ROAD

Cottage Homes, London Road, Newark

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OLIVER REILLY



Cottage Homes, London Road, Newark

- CONTEMPORARY CHALET BUNGALOW
- OVER 55'S OCCUPANCY ONLY
- TRIPLE-ASPECT LOUNGE/DINER
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- LOW-MAINTENANCE COURTYARD GARDEN
- TWO DOUBLE BEDROOMS
- DESIRABLE CENTRAL LOCATION
- SUPERBLY STYLISH BREAKFAST KITCHEN
- DRIVEWAY & INTEGRAL GARAGE STORE
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'E'

Guide Price £230,000 - £240,000



ENTRANCE PORCH:

Accessed via and obscure uPVC double glazed front door with medium height uPVC double glazed side panel. Wood-effect LVT flooring, ceiling light fitting and open-access through to the inner reception hall.

RECEPTION HALL:

12'8 x 11'10 (3.86m x 3.61m)

With continuation of the complementary LVT wood-effect flooring, with a ceiling light fitting, smoke alarm, three double panel radiators, telephone connectivity point, carpeted stairs with handrail rising to the first floor and a uPVC double glazed window to the front elevation. Access into the integral garage and spacious triple-aspect lounge/diner.

TRIPLE-ASPECT LOUNGE/DINER:

18'3 x 10'6 (5.56m x 3.20m)

A well-appointed reception room, with continuation of the wood-effect LVT flooring, with two large double panel radiators, two ceiling light fittings, coving, TV connectivity point, uPVC double glazed windows to the front and side elevation. uPVC double glazed French doors open out to the private low-maintenance rear courtyard garden. Internal open-access through to the stylish contemporary breakfast kitchen.

CONTEMPORARY BREAKFAST KITCHEN:

12'7 x 7'6 (3.84m x 2.29m)

Of eye-catching modern design. With continuation of the complementary wood-effect LVT flooring. The tasteful contemporary kitchen provides a range of fitted white high-gloss wall and base units with patterned laminate flat edge work surfaces over and complementary patterned grey slate-effect wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated medium-height electric oven, separate four ring induction hob with wall tiled splash backs behind. Integrated slimline dishwasher. Recessed ceiling spotlights, fitted breakfast bar with ceiling light fitting above. Inset shelving, stylish vertical radiator, uPVC double glazed window to the rear elevation. Access into the utility room/lobby, via a complementary oak internal door.

UTILITY/ LOBBY:

8'3 x 5'5 (2.51m x 1.65m)

With continuation of the wood-effect LVT flooring. Providing a further fitted work surface with partial wall tiled splash backs behind. Wall unit above. Provision for a freestanding fridge freezer. A fitted storage cupboard houses the 'GLOW-WORM' gas boiler. Ceiling light fitting. An obscure paned uPVC double glazed rear access door leads to the garden. A complementary oak internal door leads into the ground floor shower room.

GROUND FLOOR SHOWER ROOM:

8'3 x 4'2 (2.51m x 1.27m)

Of stylish modern design. Providing continuation of the wood-effect LVT flooring. Providing a low-level W.C with push-button flush, ceramic wash hand basin with chrome mixer tap, partial grey wall tiled splash back behind. Insert to a fitted vanity storage unit. Large fitted shower cubicle with bi-fold door, complementary floor-to-ceiling grey aqua boarding, mains shower facility with rainfall-effect shower head. Ceiling light fitting, extractor fan, wall mounted electric heater and an obscure uPVC double glazed window to the side elevation. Max measurements provided.

FIRST FLOOR LANDING:

10'10 x 5'9 (3.30m x 1.75m)

With carpeted flooring, a ceiling light fitting, double panel radiator, smoke alarm, loft hatch access point, a fitted airing cupboard houses the hot water cylinder. The landing gives access into a useful walk-in storage cupboard, the bathroom and both DOUBLE bedrooms. Via complementary oak internal doors.

MASTER BEDROOM:

12'3 x 11'1 (3.73m x 3.38m)

A generous DOUBLE bedroom providing carpeted flooring, a central ceiling light fitting, double panel radiator, extensive fitted wardrobes, and a low-level fitted storage cupboard. uPVC double glazed window to the side elevation. Max measurements provided.

Guide Price: £230,000 - £240,000. THE PERFECT PLACE TO CALL HOME...! **OVER 55'S OCCUPANCY!**
Prepare to be IMPRESSED by this eye-catching detached chalet bungalow. Standing proud close to a wide range of excellent amenities, within walking distance to the Town Centre.

This CAPTIVATING CONTEMPORARY GEM is highly unique and was originally constructed in the 1970's as wardens accommodation for the adjacent St. Leonard's Trust Almshouses.

This bright and beautiful home has been presented to an EXCEPTIONALLY HIGH STANDARD. Boasting a classy, contemporary design throughout.

The well-proportioned internal layout comprises: Entrance porch, open-plan through to an inviting reception hall, a generous TRIPLE-ASPECT lounge/diner. Open-plan through to a SLEEK & STYLISH modern breakfast kitchen, separate utility/ lobby and a lovely ground floor shower room. The copious first floor landing hosts a large walk-in store, three-piece bathroom and TWO DOUBLE BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes.

Externally, the front aspect provides a suitable driveway, with access into an integral garage store. Hosting power, lighting and scope to be utilised for a variety of purposes. The private and fully enclosed rear courtyard is of general low-maintenance. Providing the perfect external escape to relax in peace!

Further benefit of this DETACHED INDIVIDUAL BEAUTY include uPVC double glazing and gas fired central heating.

VIEW IT AND LOVE IT!.. This wonderful, charming and ONE OF A KIND home simply MUST BE VIEWED in order to be fully appreciated!





BEDROOM TWO: A further DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the side elevation.	11'1 x 8'9 (3.38m x 2.67m)
FIRST FLOOR BATHROOM: Providing carpeted flooring, a panelled bath with chrome mixer tap and handheld overhead shower facility with high-level white wall tiled splash back's. Low-level W.C with levered flush. Pedestal wash hand basin with chrome taps and medium height white wall tiling behind. Double panel radiator, shaver point, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.	7'3 x 5'6 (2.21m x 1.68m)
FIRST FLOOR STORE: With carpeted flooring, a ceiling light fitting and excellent space for extensive storage.	10'10 x 2'5 (3.30m x 0.74m)
INTEGRAL GARAGE STORE: Accessed via a manual/ up over garage door. Providing sufficient storage space with a fitted laminate roll-top work surface with under counter plumbing/provision for a washing machine and fridge. Recessed ceiling spotlights. Access to the gas, electricity meter and electrical RCD consumer units. Offering scope to be utilised for a variety of purposes.	9'6 x 8'7 (2.90m x 2.62m)
EXTERNALLY: The front aspect is greeted with dropped kerb vehicular access onto a concrete driveway. Ensuring suffice OFF-STREET PARKING for one vehicle. Giving access to the integral garage store. The front garden is of general low-maintenance and predominantly gravelled with fenced side and front boundaries. A concrete pathway leads to the front entrance door. A left side personal gate opens onto a shared pathway, leading to a right sided timber gate. Opening into the FULLY ENCLOSED low-maintenance courtyard garden. Of further low-maintenance, ensuring a high-degree of privacy, with two external security lights, an outside tap, provision for a garden shed, fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS over the properties garden.	
OVER 55'S OCCUPANCY: The property was built in the 1970's and was originally utilised as wardens accommodation for the adjacent St. Leonard's Trust Almshouses. The occupancy of this property is restricted to a person or persons aged 55 years and over.	
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: 970 Square Ft. Measurements are approximate and for guidance only. This includes the integral garage store.	
Tenure: Freehold. Sold with vacant possession. Subject to a covenant restricting occupation to those aged 55 years and over.	
Local Authority: Newark & Sherwood District Council.	
Council Tax: Band 'C'	

EPC: Energy Performance Rating: 'E' (52)

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.

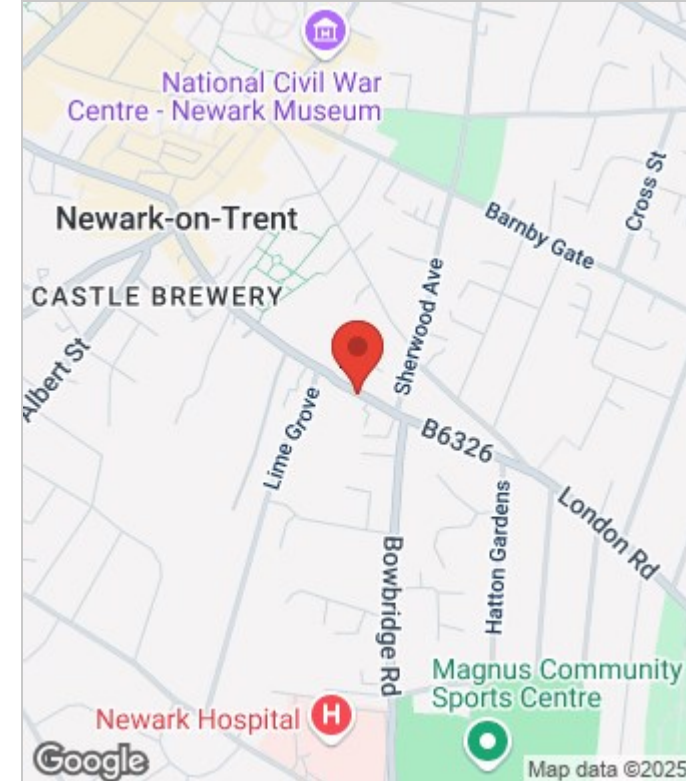
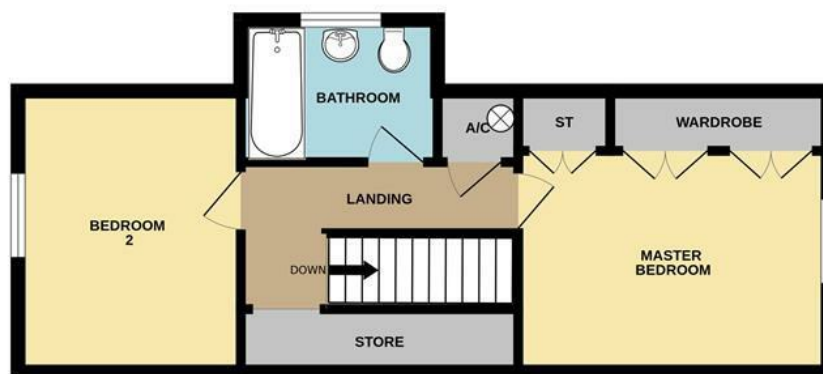




GROUND FLOOR



OLIVER REILLY
1ST FLOOR



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		
	52	76
England & Wales		EU Directive 2002/91/EC 