



Mountney Place, Newark

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 OLIVER REILLY



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- SUBSTANTIAL DETACHED BUNGALOW
- PRIVATE CUL-DE-SAC SETTING
- GENEROUS LIVING ROOM
- GENEROUS WRAP-AROUND PLOT
- CLOSE PROXIMITY TO TOWN CENTRE & AMENITIES
- THREE BEDROOMS
- SPACIOUS DINING KITCHEN
- LARGE SHOWER ROOM & CLOAKROOM/W.C
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'C' (72)

Guide Price: £280,000 - £290,000. A WONDERFUL HIDDEN GEM APPEARS...

This excellent detached bungalow stands proud at the head of a CHARMING, QUIET AND PRIVATE ROAD CUL-DE-SAC...A stones throw away from a wide array of amenities in Newark Town Centre, along with ease of access onto the A1, A46 and A17. If you're searching for space and serenity... Then LOOK NO FURTHER! The cracking central location is sure to hook you in, from the moment you travel down the undetected private road.

The bungalow occupies and enviable plot and is well-presented throughout, whilst remaining PRIMED AND READY for you to inject your own personality. Both inside and out.

The well-appointed internal layout comprises: Entrance porch, an inviting reception hall, cloakroom/W.C, a large lounge with an eye-catching exposed brick fireplace, substantial dining kitchen, LARGE MODERN SHOWER ROOM and THREE BEDROOMS. The third bedroom benefit from French doors, opening out onto a secluded rear porch/ canopy.

Externally, the lovely WRAP-AROUND PLOT is greeted via an EXTENSIVE MULTI-CAR BLOCK PAVED DRIVEWAY. Giving access into a DETACHED GARAGE. Equipped with power and lighting.

Further benefits of this picture-perfect blank canvas include uPVC double glazing and gas fired central heating, via a combination boiler.

MOVE ON INTO MOUNTNEY PLACE...! The perfect place to make your own and call home!

Marketed with **NO ONWARD CHAIN!!**.



ENTRANCE PORCH: 3'10 x 3'7 (1.17m x 1.09m)
An open-storm porch with tiled flooring, clad ceiling and an external wall light fitting. Access to the front entrance door.

RECEPTION HALL: 19'8 x 5'3 (5.99m x 1.60m)
Accessed via an obscure stained glass-effect hardwood entrance door. Providing wood-effect vinyl flooring, a ceiling light fitting, coving, smoke alarm, loft hatch access point, a single panel radiator. Access into the lounge, dining kitchen, wet room, all three bedrooms and the cloakroom/W.C. Max measurements provided.

CLOAKROOM/ W.C: 9'3 x 2'8 (2.82m x 0.81m)
Providing ceramic tiled flooring, a low-level W.C with levered flush, a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash back's. A single panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

GENEROUS LOUNGE: 15'4 x 12'10 (4.67m x 3.91m)
A sizeable reception room. Providing grey carpeted flooring, a central ceiling light fitting, two wall light fittings, coving, double panel radiator, TV/telephone connectivity points and a complementary exposed brick feature fireplace. Housing a freestanding gas fire with raised tiled hearth and timber mantle above. uPVC double glazed bow-window to the front elevation, with fitted vertical blinds.

SPACIOUS DINING KITCHEN: 15'10 x 12'10 (4.83m x 3.91m)
An excellent and spacious design. Providing tile-effect flooring. The extensive farmhouse style kitchen provides a vast range of fitted wall, drawer and base units with laminate roll-top work surfaces over and partial white wall tiled splash back's. Integrated electric oven with four ring electric hob over and concealed extractor hood above. Integrated 1.5 bowl sink with chrome mixer tap and drainer. Under counter plumbing/provision for a washing machine, fridge and freezer. Two fitted larger cupboards. Access to the concealed 'WORCESTER' gas combination boiler. Recessed ceiling spotlights, coving, central ceiling light fitting, double panel radiator, uPVC double glazed window to the rear elevation. An obscure hardwood rear external door gives access out to the garden.

LARGE MODERN SHOWER ROOM: 11'7 x 7'7 (3.53m x 2.31m)
Of wet room design. Providing an anti-slip floor. A large walk-in shower with mains shower facility and floor to ceiling aqua boarding. A low-level W.C with push-button flush. A wall mounted ceramic wash hand basin with chrome mixer tap and partial aqua board splash back. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

MASTER BEDROOM: 12'9 x 11'8 (3.89m x 3.56m)
A sizable principle DOUBLE bedroom, located at the front of the bungalow. Providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation, with fitted vertical blinds. Max measurements provided.



BEDROOM TWO: 11'8 x 10'8 (3.56m x 3.25m)
A further DOUBLE bedroom, located at the rear of the bungalow. Providing grey carpeted flooring, a central ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided.

BEDROOM THREE: 7'5 x 7'5 (2.26m x 2.26m)
Showcasing a variety of purposes, including a suitable hobbies/day room. With wood-effect vinyl flooring, a central ceiling light fitting, single panel radiator and uPVC double glazed French doors opening out onto a raised seating deck/ canopy.

REAR SEATING CANOPY: 17'8 x 5'4 (5.38m x 1.63m)
A lovely sun-deck/ seating terrace with sloped glass roof, open spindle balustrade and handrail. Equipped with an outdoor power socket and an external security light. Showcasing a secluded external seating area.

DETACHED SINGLE GARAGE: 16'6 x 8'10 (5.03m x 2.69m)
Of brick built construction with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space.

EXTERNALLY:
The front aspect is greeted via an extensive MULTI-CAR block paved driveway with an eye-catching Victorian-style lamp post. Ensuring ample off-street parking, with access into the DETACHED GARAGE. The well-established front garden hosts a range of bushes and shrubs, with scope to create further parking options if required.
A right sided wrought-iron gate opens onto a paved pathway with gravelled borders, leading down to the lovely, private and well-appointed enclosed garden. Predominantly laid to lawn with a range of established planted borders, a raised pond with timber surround. A paved seating area with outside tap and a timber seating terrace/ canopy. There are timber fenced left side boundaries and high-level concrete fenced right and rear side 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: 1,020 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 'C'

EPC: Energy Performance Rating: 'C' (72)
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 with ease of access onto the A1 and A46. 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. There is also access to Lincoln and Nottingham via Newark Castle station.

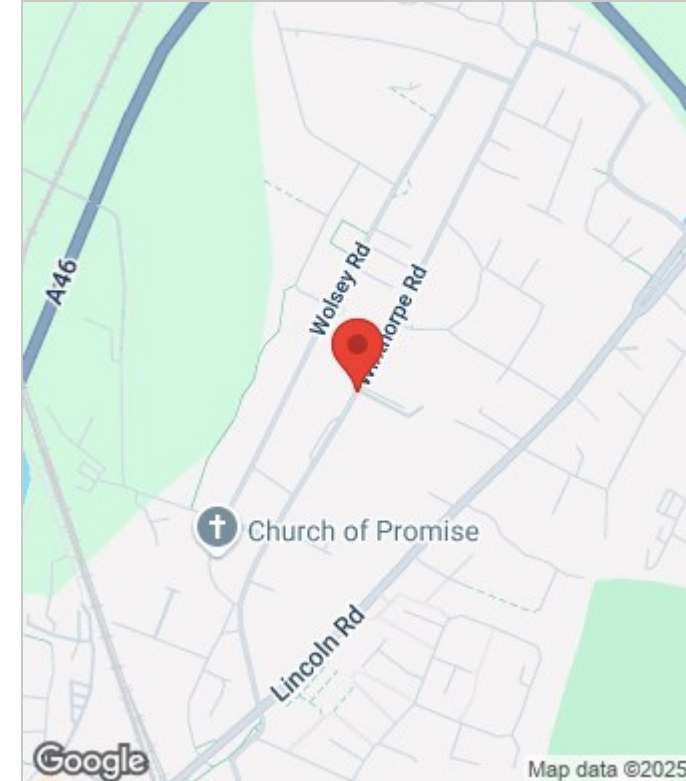
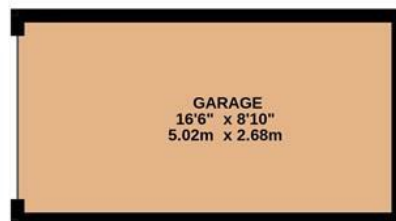
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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		85
(69-80) C	72	
(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

