



Marleston Lane, Middlebeck, Newark

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OLIVER REILLY



This Kitchen  
is seasoned with love

# Marleston Lane, Middlebeck, Newark

- CONTEMPORARY DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- SUPERB OPEN-PLAN DINING KITCHEN
- WELL-APPOINTED LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO A1, A46 & TOWN CENTRE
- THREE BEDROOMS
- GROUND FLOOR W.C. & BAY-FRONTED LOUNGE
- FIRST FLOOR BATHROOM & EN-SUITE
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'B' (84)

A MAGNIFICENT MODERN GEM..! \*\*NO CHAIN!!\*\*

This attractive detached family-sized home occupies a wonderfully central position, in the heart of Middlebeck. Close to a range of popular amenities and transport links. Boasting ease of access onto the A1, A46 and to both Newark and Balderton.

This CONTEMPORARY CRACKER showcases a SLEEK AND STYLISH internal design, spanning almost 1,000 square/ft of accommodation, comprising: An inviting entrance hall, ground floor W.C., large lounge and a SUPERB OPEN-PLAN DINING KITCHEN. Enhanced by a full range of INTEGRATED APPLIANCES and French doors opening out onto a lovely paved outdoor entertainment area.

The first floor hosts a three-piece family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom benefits from a well-appointed EN-SUITE SHOWER ROOM.

Externally, the property is greeted with a MULTI-CAR tandem DRIVEWAY, with access into a DETACHED SINGLE GARAGE. Equipped with power and lighting. The delightful, low-maintenance and fully enclosed rear garden promises a delightful external escape. Boating two lovely paved seating areas. A perfect space for the whole family to enjoy!

Additional benefits of this BRIGHT & BEAUTIFUL home include uPVC double glazing, gas central heating via a combination boiler, remaining NHBC warranty and a high energy efficiency rating (EPC: 'B').

TAKE THE NEXT STEP...! This excellent sized residence is the perfect place to call home! Marketed with \*\*NO ONWARD CHAIN!!\*\*.

Guide Price £270,000



**ENTRANCE HALL:** 15'6 x 3'10 (4.72m x 1.17m)  
An inviting reception space. Accessed via a composite obscure glass front entrance door. Providing ceramic tiled flooring, a double panel radiator, ceiling light fitting, wall mounted central heating thermostat, carpeted stairs with open-spindle balustrade and handrail rising to the first floor. Access into the lounge, dining kitchen and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 6'2 x 3'10 (1.88m x 1.17m)  
With ceramic tiled flooring, a low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and grey wall tiled splash back's behind. Recessed ceiling spotlights, double panel radiator and an obscure uPVC double glazed window to the front elevation.

**BAY-FRONTED LOUNGE:** 16'7 x 10'5 (5.05m x 3.18m )  
a generous family sized reception room. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator, TV connectivity point, walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

**OPEN-PLAN DINING KITCHEN:** 17'9 x 9'10 (5.41m x 3.00m)  
A generous open-plan family-sized space. Providing ceramic tiled flooring. The complementary modern kitchen provides a vast range of fitted grey high-gloss wall drawer and base units with patterned marble-effect laminate roll-top work surfaces over and up-stands. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric 'ZANUSSI' oven with four ring gas hob over, stainless steel splash-back and stainless steel extractor hood above. Integrated dishwasher, washing machine and fridge freezer. Access to the 'IDEAL' gas combination boiler. Two ceiling light fittings, sufficient space for dining table and chairs, a double panel radiator, walk-in under-stairs storage cupboard. This provides phone/Internet connectivity points and the electrical RCD consumer unit. The kitchen has a uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out onto a delightful Indian sandstone paved patio. Max measurements provided

**FIRST FLOOR LANDING:** 11'1 x 3'2 (3.38m x 0.97m)  
With grey carpeted flooring, an open spindle balustrade and handrail, ceiling light fitting, smoke alarm, loft hatch access point, two fitted storage cupboards and a uPVC double glazed window to the side elevation. Access into the family bathroom and all three well-proportioned bedrooms.

**MASTER BEDROOM:** 10'10 x 9'9 (3.30m x 2.97m)  
A sizeable principle DOUBLE bedroom, located at the front of the house. Providing grey carpeted flooring, a central ceiling light fitting, double panel radiator, wall mounted central heating thermostat, TV/telephone connectivity point and a uPVC double glazed window to the front elevation. Access into the en-suite shower room.

**EN-SUITE SHOWER ROOM:** 7'10 x 3'10 (2.39m x 1.17m)  
Providing tile-effect vinyl flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling patterned grey wall tiled splash-back's. A low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and wall tiled splash-backs behind. Large chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

**BEDROOM TWO:** 11'5 x 10'10 (3.48m x 3.30m)  
A further DOUBLE bedroom, located at the rear of the house. Providing grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided





### BEDROOM THREE:

A well-proportioned bedroom with grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the garden.

8'5 x 8'0 (2.57m x 2.44m)

### FAMILY BATHROOM:

Providing tile-effect vinyl flooring. A panelled bath with chrome mixer tap, electric shower facility, wall mounted clear glass shower screen and majority patterned grey wall tiled splash-back's. A low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and wall tiled splash-back's behind. Double panel radiator, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the front elevation.

6'6 x 6'2 (1.98m x 1.88m)

### SINGLE GARAGE:

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lightning and over-head eaves storage space.

20'1 x 10'4 (6.12m x 3.15m)

### EXTERNALLY:

The front aspect provides a paved pathway leading to the front entrance door, with a sloped roof storm canopy above and external up/ down light. The front garden is laid to lawn with a range of established plants and shrubs. The left side aspect provides a MULTI-CAR TARMAC DRIVEWAY. Ensuring tandem parking for a variety of vehicles. There is access to the concealed gas/ electricity meter boxes and down to the SINGLE GARAGE. A timber gate opens into the well-appointed and fully enclosed low maintenance garden. The front garden is laid to lawn and provides two lovely paved seating areas. There is an outside tap, external up/ down light, 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: 900 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garage.

### Tenure: Freehold.

Sold with vacant possession on completion.

### Local Authority:

Newark & Sherwood District Council.

### Council Tax: Band 'D'

### 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.

### 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.

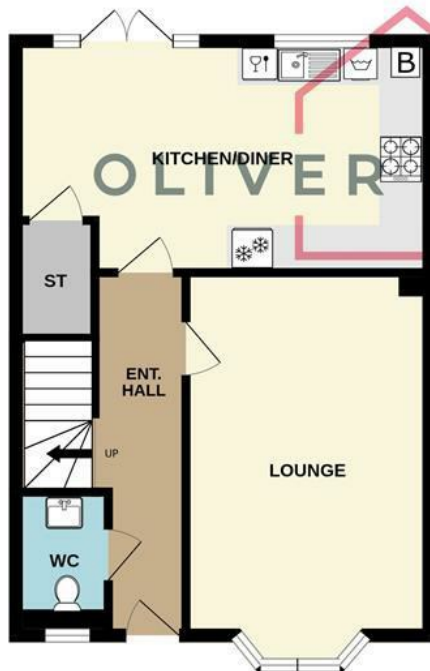
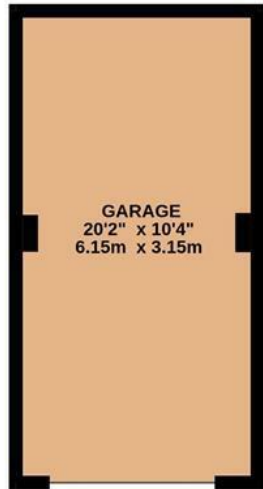
### Draft Details-Awaiting Approval:

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.

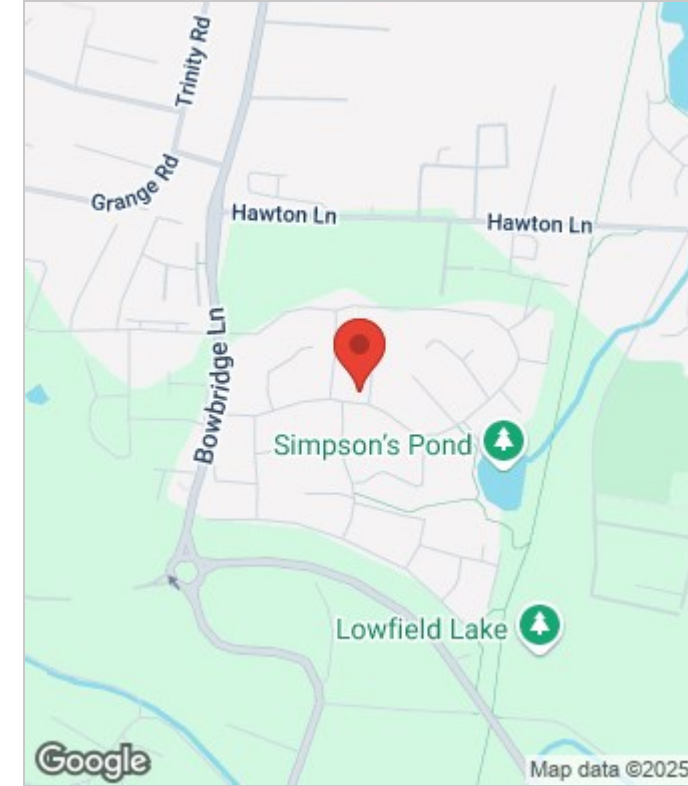




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	