



Lincoln Road,

 3  1  1  tbc

 OLIVER REILLY







# Lincoln Road, Newark

- STUNNING TERRACE HOME
- CENTRAL POSITION! CLOSE TO AMENITIES!
- LOVELY LOUNGE & USEFUL UTILITY ROOM
- COMMUNAL PARKING OPTIONS TO REAR
- SUPERB CONDITION THROUGHOUT!
- THREE EXCELLENT SIZED BEDROOMS
- FABULOUS OPEN-PLAN DINING KITCHEN
- GENEROUS ENCLOSED REAR GARDEN
- EASE OF ACCESS ONTO A1 & A46
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £160,000-£170,000. A HOME TO BE PROUD OF! \*\*NO CHAIN!\*\*\*

TAKE THE LEAP.... Get your foot firmly onto the ladder by acquiring this FABULOUS and deceptively SPACIOUS mid-terrace home.

Despite occupying a superb central position, the property is set back from the road and somewhat undetected. Whilst ensuring ease of access onto the A1, A46 and within a stones throw of Newark Town Centre. Surrounded by a range of excellent on-hand amenities.

This BRIGHT AND BEAUTIFUL family sized home is a real credit to the existing owners. Who have created a near-faultless residence. Glowing with warmth, from the moment you step inside! In addition to the IMPECCABLE PRESENTATION the property offers an expansive internal layout, comprising: Inviting entrance hall, a lovely lounge, a STUNNING 21 FT OPEN-PLAN FAMILY KITCHEN and a separate utility room.

The first floor occupies THREE WELL-PROPORTIONED BEDROOMS. All enhanced with FITTED WARDROBES and a STYLISH MODERN BATHROOM. Externally, the house is enhanced by its generous plot. Greeted with an attractive frontage and a WELL-APPOINTED and DELIGHTFULLY LANDSCAPED rear garden, with two raised decked seating areas, both perfect for relaxing and entertaining. There is also access into an attached external store.

Communal parking is available to the rear of the house, on a first come first served basis. The vendors have also confirmed they have leased TWO GARAGES on a LONG-TERM LET. Which could both be available to rent, if required. They are not owned by the property.

Further benefits of this impressive contemporary home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

Make this THE ONE FOR YOU!... We're sure this remarkable home will hold the key to your heart! Marketed with \*\*NO ONWARD CHAIN!\*\*\*.



Guide Price £160,000 - £170,000



<b>ENTRANCE HALL:</b>	8'6 x 5'7 (2.59m x 1.70m)
<b>LOUNGE:</b>	10'10 x 10'6 (3.30m x 3.20m)
<b>CONTEMPORARY KITCHEN:</b>	10'9 x 10'8 (3.28m x 3.25m )
<b>OPEN-PLAN DINING AREA:</b>	10'6 x 7'5 (3.20m x 2.26m)
<b>UTILITY ROOM:</b>	8'8 x 4'9 (2.64m x 1.45m)
<b>FIRST FLOOR LANDING:</b>	5'10 x 5'1 (1.78m x 1.55m)
<b>MASTER BEDROOM:</b> Max measurements provided.	11'6 x 10'7 (3.51m x 3.23m)
<b>BEDROOM TWO:</b>	13'4 x 7'7 (4.06m x 2.31m)
<b>BEDROOM THREE:</b>	10'4 x 5'9 (3.15m x 1.75m)
<b>MODERN FAMILY BATHROOM:</b>	7'7 x 5'9 (2.31m x 1.75m)
<b>ATTACHED EXTERNAL STORE:</b> Equipped with power, lighting and a cold water tap. There is also plumbing for a W.C. Offering a useful external utility space/ store.	3'1 x 2'9 (0.94m x 0.84m)

## COMMUNAL PARKING OPTIONS:

Communal off-street parking is available behind the property. On a first come, first served basis. The vendors have two vehicles which they regularly park adjacent to the property. For further clarification, please speak to the agent.

## TWO LEASED GARAGES:

The vendors have confirmed they lease two garages, from Newark and Sherwood Council. They currently pay £13 a month for each garage. These are NOT owned by the property but could be available to rent, if required. Please speak to the agent for further information.





#### EXTERNALLY:

The property occupies a generous plot. Set back from the roadside. The front aspect is greeted with personal access via a low-level gate. Opening into a beautifully maintained and low-maintenance front garden. Predominantly gravelled, with a concrete pathway, leading to the front entrance door, with external wall light and pitched roof storm canopy above. There are fenced side boundaries and a walled front boundary.

The BEAUTIFULLY LANDSCAPED and WELL-APPOINTED enclosed rear garden is predominantly laid to lawn. Enjoying two large raised decked seating areas. Both perfect for entertaining. There is provision for a garden shed, fully fenced side and rear boundaries. A wooden rear gate opens out to a communal car park and a block of leased garages.

#### 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: 812 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: 'bbc'- 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 a sought-after residential location, within close proximity into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 marketplace 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.



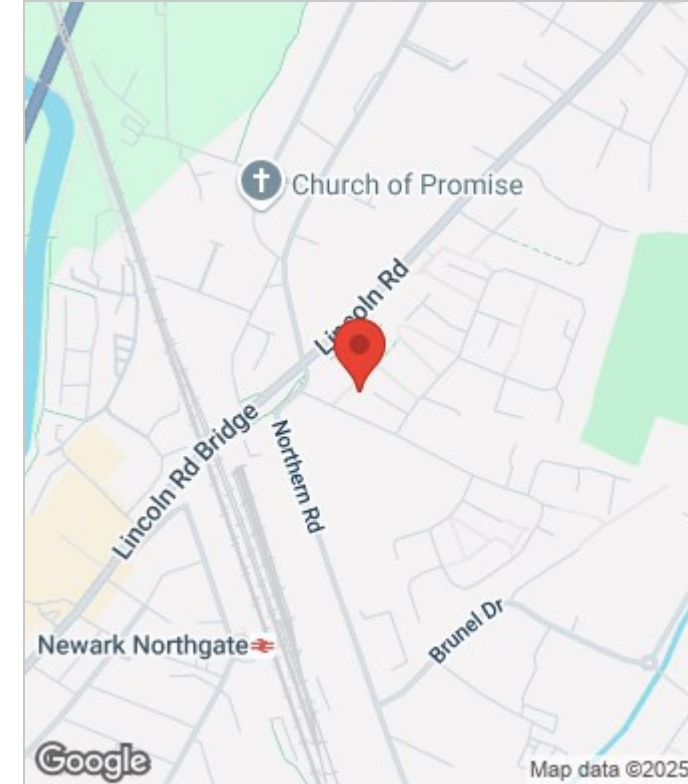
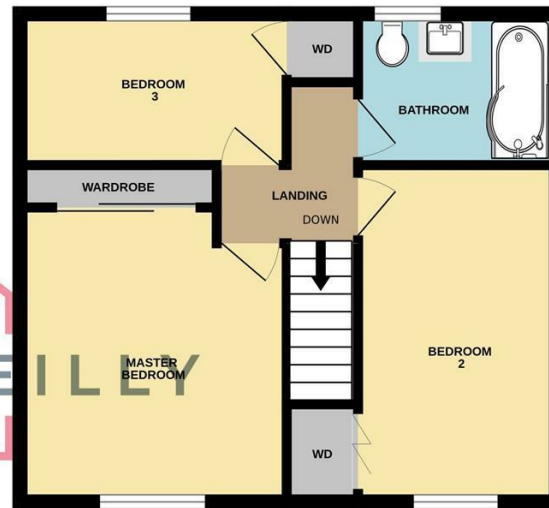






GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

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