



Pine Close, Newark

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OLIVER REILLY







# Pine Close, Newark

- LOVELY & EXTENDED DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC POSITION
- SUBSTANTIAL OPEN-PLAN DINING KITCHEN
- ATTACHED GARAGE & WELL-APPOINTED DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM WITH LOG BURNER
- GF UTILITY ROOM & FIRST FLOOR BATHROOM
- LOW-MAINTENANCE ENCLOSED GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

## THAT OPEN-PLAN FEELING..!

Say HELLO to this impressive and EXTENDED detached family-sized home. Enjoying a charming position at the head of a quiet yet convenient cul-de-sac. Situated within walking distance to Newark Town Centre, an array of excellent local amenities and superb transport links. Boasting ease of access onto the A1, A46 and A17. With links to Lincoln, Grantham and Sleaford.

This is A PERFECT PLACE TO CALL HOME!.. Promising an expansive, bright, airy and FREE-FLOWING internal layout. Poised and ready for your immediate appreciation!

The beautifully maintained layout comprises: Entrance porch a generous BOW-FRONTED living room with exposed fireplace, housing an inset log burner. OPEN-PLAN through to a SUBSTANTIAL FAMILY DINING KITCHEN. Hosting a range of integrated appliances, two Velux roof-lights and access into a separate utility room.

The first floor hosts a MODERN FAMILY BATHROOM and THREE WELL-PROPORTIONED Bedrooms. The master bedroom is enhanced by extensive fitted wardrobes.

Externally, the house promotes an enviable corner plot position. The front aspect welcomes a comfortable driveway, with access into an ATTACHED SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals. Further benefits of this STYLISH MODERN RESIDENCE include uPVC double glazing and gas fired central heating.

STEP INSIDE & FALL IN LOVE!.. This lovely home is crying out for you to create your next chapter!



Asking Price: £225,000



**ENTRANCE PORCH:** 5'9 x 3'2 (1.75m x 0.97m)

**LARGE LIVING ROOM:** 16'8 x 12'7 (5.08m x 3.84m)  
A sizeable reception room with exposed fireplace and inset log burner. Open-Access through to the large dining kitchen.

**OPEN-PLAN DINING KITCHEN:** 17'8 x 13'5 (5.38m x 4.09m)  
Of STUNNING modern design. Hosting an inset sink with flexi-spray mixer tap and Quartz routed drainer. Integrated medium height electric oven, separate five ring gas hob with extractor hood above. Integrated fridge and dishwasher. Fitted larder cupboard. Two Velux roof lights to the rear elevation. uPVC double glazed window to the rear elevation and a uPVC double glazed rear external door. Opening out to the garden. Internal access into the utility room. Max measurements provided.

**UTILITY ROOM:** 8'8 x 8'7 (2.64m x 2.62m )  
Max measurements provided.

**FIRST FLOOR LANDING:** 8'4 x 3'4 (2.54m x 1.02m)

**MASTER BEDROOM:** 10'4 x 10'2 (3.15m x 3.10m)

**BEDROOM TWO:** 10'2 x 8'8 (3.10m x 2.64m)

**BEDROOM THREE:** 7'5 x 6'4 (2.26m x 1.93m)

**MODERN FAMILY BATHROOM:** 6'3 x 5'5 (1.91m x 1.65m)

**ATTACHED SINGLE GARAGE:** 15'9 x 8'6 (4.80m x 2.59m)  
Of brick built construction with a flat felt roof. Accessed via a manual roller garage door. Equipped with power and lighting. Access to the the gas meter and electrical RCD consumer unit. Wooden window to the rear elevation.





#### EXTERNALLY:

The property commands an excellent position, at the head of a quiet residential cul-de-sac. The front aspect boasts a large frontage. Providing dropped kerb vehicular access onto a well-appointed concrete driveway, leading to the attached single garage. The generous front garden is laid to lawn, with an array of established bushes. There is great scope to adapt the frontage to create further off-street parking, if required. Access to the front entrance door. A left sided wooden personal gate opens onto a paved pathway, down to the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn. Boasting a large paved patio area and an additional raised decked seating area. There are three external lights, fully 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. This excludes the wooden window in the attached garage.

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: 986 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'D' (65)

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:

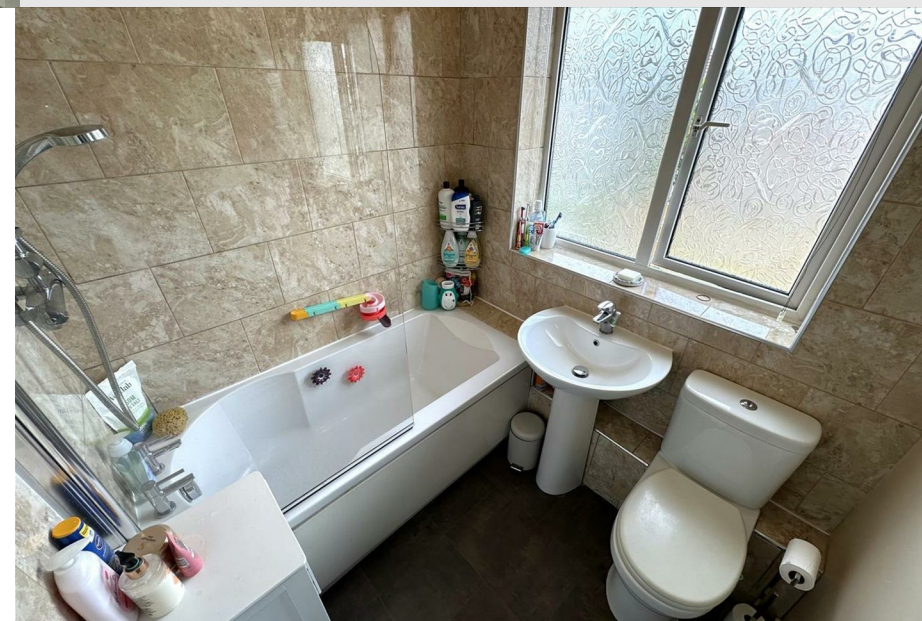
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### 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.



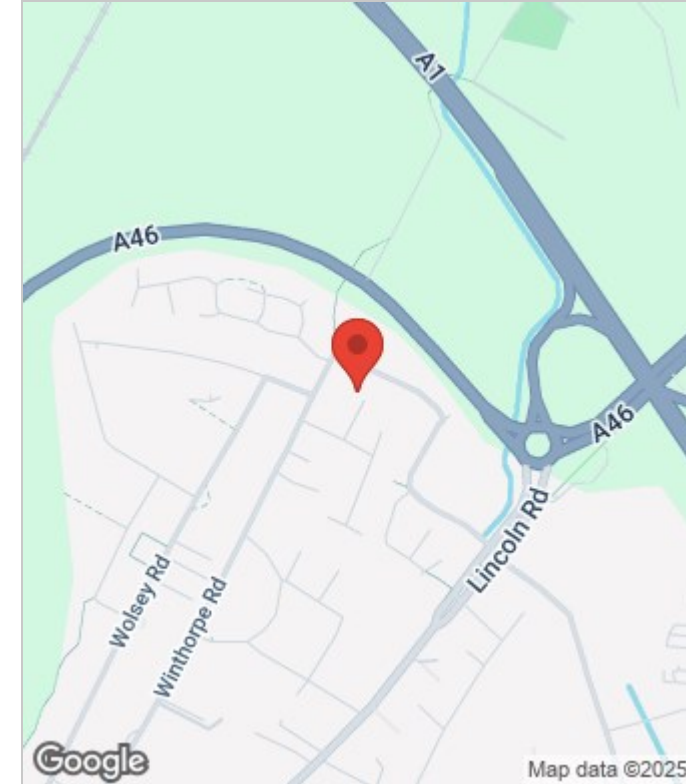
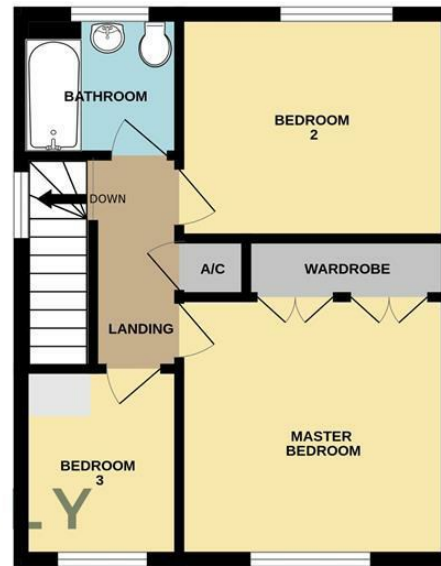






GROUND FLOOR

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>		<b>79</b>
(55-68) <b>D</b>	<b>65</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 