



Marleston Lane, Middlebeck, Newark

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OLIVER REILLY



# Marleston Lane, Middlebeck, Newark

- SUBLIME SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO AMENITIES & MAIN ROADS
- GF W.C & UTILITY CUPBOARD
- LUXURIOUS FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED HOME OFFICE & INTEGRAL STORE ROOM BEHIND
- THREE WELL-APPOINTED BEDROOMS
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- LOVELY SIZED LOUNGE WITH BI-FOLD DOORS & LARGE PATIO
- MULTI-CAR TANDEM DRIVEWAY & LANDSCAPED SOUTH-FACING GARDEN
- EXCEPTIONAL PRESENTATION! Tenure: Freehold. EPC 'B' (84)

Guide Price: £260,000 - £280,000. A STUNNING RESIDENCE!!

Introducing a charming three bedroom semi-detached home, located in the desirable area of Middlebeck, situated nearby to a range of handy shops, amenities, schools and transport links. Including ease of access onto the A1 and A46.

This CONTEMPORARY MASTER-PIECE is a real HEAD TURNER and set to impress from the moment you step inside...

The property boasts A SLEEK, STYLISH and SYMPATHETIC internal design, along with a BRIGHT AND AIRY free-flowing layout. The only this that's missing... IS YOU!

The well-proportioned accommodation comprises: Inviting entrance hall with a large storage cupboard, an attractive inner-hallway with complementary feature wall panelling, a FABULOUS DINING KITCHEN. Boasting a range of integrated appliances and bespoke fitted shutters. A large ground floor W.C, a useful utility cupboard and a sizeable living room with BI-FOLD DOORS opening out onto a wonderful and extensive Indian sandstone patio.

The eye-catching first floor landing hosts a lovely three-piece family bathroom and THREE GOOD SIZED BEDROOMS. The master bedroom is enhanced by a LUXURIOUS EN-SUITE SHOWER ROOM.

Externally, the front aspect is greeted with an excellent MULTI-CAR tandem tarmac driveway, leading down to an IMPRESSIVE DETACHED HOME OFFICE. Equipped with power, lighting and multi-purpose potential. There is an attached external garage store behind, also equipped with power and lighting. The BEAUTIFULLY LANDSCAPED SOUTH-FACING REAR GARDEN is of huge importance to the house. Bringing the outside, inside, via the bi-fold doors. Promoting maximum enjoyment and appreciation all year round!

Further benefits of this MAGNIFICENT MODERN-DAY GEM include uPVC double glazing, gas central heating via a combination boiler, remaining NHBC warranty and a high energy efficacy rating (EPC: B).

This HOMELY, INVITING & SPACIOUS residence is crying out for your immediate appreciation! We promise you won't leave disappointed..!



Guide Price £260,000 - £280,000



<b>ENTRANCE HALL:</b> With a large fitted storage cupboard.	5'7 x 4'9 (1.70m x 1.45m)
<b>OPEN-PLAN DINING KITCHEN:</b> With integrated medium height oven, four ring induction hob with concealed extractor above, dishwasher, fridge freezer and bespoke fitted shutters.	13'7 x 10'4 (4.14m x 3.15m)
<b>GROUND FLOOR W.C:</b>	7'3 x 5'2 (2.21m x 1.57m)
<b>UTILITY CUPBOARD:</b> With fitted work surface and under-counter plumbing/ provision for a washing machine.	5'2 x 3'4 (1.57m x 1.02m)
<b>GENEROUS LOUNGE:</b> A generous reception room with BI-FOLD DOORS opening out onto a large Indian sandstone patio.	16'6 x 10'10 (5.03m x 3.30m)
<b>FIRST FLOOR LANDING:</b> With fitted storage cupboard housing the modern 'IDEAL' gas combination boiler. Loft hatch access point.	13'1 x 7'3 (3.99m x 2.21m)
<b>MASTER BEDROOM:</b> Max measurements provided. Length reduces to 12'1 ft. (3.68m).	14'4 x 9'0 (4.37m x 2.74m)
<b>EN-SUITE SHOWER ROOM:</b>	7'6 x 4'4 (2.29m x 1.32m)
<b>BEDROOM TWO:</b> Max measurements provided. Length reduces to 19'10 ft. (3.00m).	15'6 x 8'10 (4.72m x 2.69m)
<b>BEDROOM THREE:</b>	9'2 x 7'3 (2.79m x 2.21m)
<b>STYLISH FAMILY BATHROOM:</b>	7'4 x 7'3 (2.24m x 2.21m)
<b>DETACHED HOME OFFICE/ GYM:</b> Of detached brick built construction, with a pitched tiled roof. Accessed via an obscure anthracite grey uPVC double glazed personal door, with side-by-side anthracite grey obscure uPVC double glazed windows to the front elevation, with fitted Venetian blinds. A SUPERB multi-functional space. Currently used as a home gym and office. With wood-effect vinyl flooring, a wall mounted electric heater, power and lighting via recessed ceiling spotlights.	13'3 x 9'8 (4.04m x 2.95m)



#### ATTACHED EXTERNAL STORE:

9'8 x 6'4 (2.95m x 1.93m)  
Accessed via a rear uPVC personal door. Equipped with power, lighting and open over-head eaves storage.

#### EXTERNALLY:

The front aspect provides an attractive frontage. Accessed via a personal wrought-iron gated entrance, with a paved pathway leading to the front entrance door with external wall light. The front garden is gravelled with mature hedges, a part walled/part wrought-iron fenced front and side boundaries.

The left side aspect has dropped kerb vehicular access onto a MULTI-CAR tandem tarmac driveway. This leads down to a secure wooden personal gate, which in-turn leads to the detached home office. A wooden side gate opens into a BEAUTIFULLY LANDSCAPED and SOUTH-FACING rear garden. Boasting minimal maintenance and maximum enjoyment! Predominantly laid to lawn with a range of complementary planted borders. There is an extensive Indian sandstone paved patio, directly accessed from the BI-FOLD DOORS in the living room. There is an outside tap, access into the garage store, fully fenced side boundaries. A part fenced and walled rear boundary.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, remaining NHBC warranty 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: 1,145 Square Ft.

Measurements are approximate and for guidance only. This includes the detached home office and store. The overall (approximate) size of the house alone amounts to 956 square ft.

#### Tenure: Freehold

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### 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.

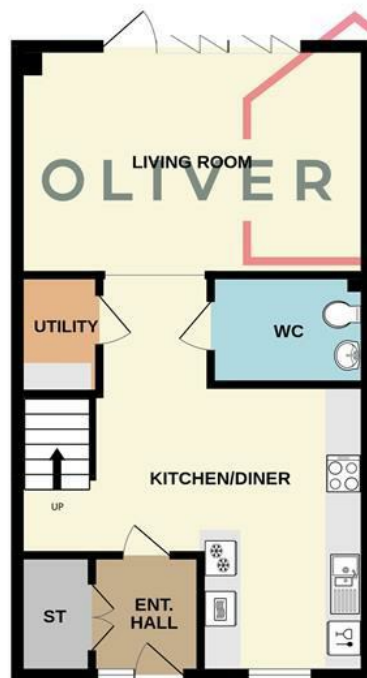
#### Draft Details-Awaiting Approval:

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.

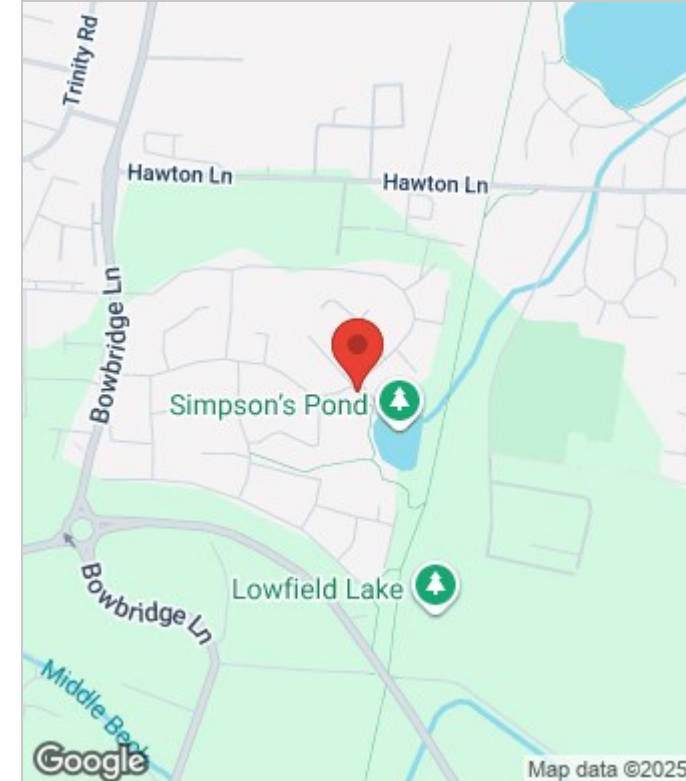
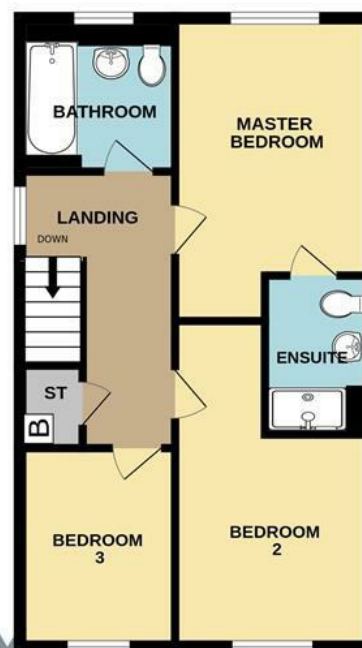




GROUND FLOOR



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 