



Sythen Lodge, Windsor Road, Newark

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OLIVER REILLY







# Windsor Road, Newark

Guide Price £350,000

- EXTENDED DETACHED HOME
- CLOSE TO TOWN CENTRE & AMENITIES
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- FIRST FLOOR BATHROOM & MODERN EN-SUITE
- BEAUTIFULLY ESTABLISHED & PRIVATE GARDEN WITH CABIN
- THREE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DETACHED GARAGE & MULTI-VEHCILE DRIVEWAY
- POPULAR CENTRAL LOCATION! Tenure: Freehold. EPC 'E'

## A PICTURE-PERFECT HOME OF PERSONALITY..!

Prepare to fall HEAD OVER HEELS for this charming, attractive and bespoke detached 'Vickers' built home. Promising a magnificent contemporary twist! Having been SIGNIFICANTLY EXTENDED to the rear. Elevating the BRIGHT AND AIRY FLOW of the ground floor layout! All whilst remaining convenient for immediate access to the Town Centre, Sconce and Devon Park, a host of excellent amenities and main road links.

If you're searching for a warm, welcoming and adaptable home, filled with a highly regarded sense of character, then LOOK NO FURTHER! 'Syttan Lodge' is a gorgeous residence is GLOWING WITH INDIVIDUALITY!.. Immediately apparent from the moment you STEP INSIDE!..

The expansive, flexible and stylish accommodation comprises: Inviting reception hall, a spacious BAY-FRONTED LOUNGE with feature fireplace and inset log burner. A separate sitting room with a useful study area. OPEN-PLAN through to a MAGNIFICENT OPEN-PLAN LIVING/DINING FAMILY KITCHEN. Equipped with breakfast bar and French doors out to a secluded seating area. The kitchen also leads into a separate utility room and ground floor W.C.

The lovely first floor landing continues to bask in the ever-apparent natural light. Leading into a CONTEMPORARY FAMILY BATHROOM and three bedrooms. With extensive fitted wardrobes benefiting bedroom two and a lavish EN-SUITE SHOWER ROOM enhancing the BAY-FRONTED master bedroom.

Externally, the property occupies a magnificent plot. Greeted via a MULTI-VEHICLE DRIVEWAY. Double gates open down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

The SPECTACULAR REAR GARDEN is filled to the brim with colour and an identity that matches the much-loved interior. Showcasing a vast degree of maturity and privacy, leading down to a SUBSTANTIAL PAVED ENTERTAINMENT SPACE and into a DETACHED TIMBER CABIN. Hosting a perfect place to relax on a summer's evening!

YOUR NEXT CHAPTER AWAITS... Promoting all you could want... AND MORE..!



<b>RECEPTION HALL:</b> Max measurements provided.	11'5 x 7'5 (3.48m x 2.26m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	16'1 x 11'6 (4.90m x 3.51m)
<b>SITTING ROOM:</b>	10'10 x 10'4 (3.30m x 3.15m)
<b>OPEN-PLAN LIVING/DINING AREA:</b>	21'4 x 9'10 (6.50m x 3.00m)
<b>OPEN-PLAN KITCHEN SPACE:</b> Max measurements provided.	14'9 x 8'10 (4.50m x 2.69m)
<b>UTILITY ROOM:</b> Max measurements provided.	6'10 x 6'6 (2.08m x 1.98m)
<b>MODERN GROUND FLOOR W.C:</b>	6'6 x 3'6 (1.98m x 1.07m)
<b>FIRST FLOOR LANDING:</b>	8'10 x 5'6 (2.69m x 1.68m)
<b>MASTER BEDROOM:</b>	12'6 x 11'6 (3.81m x 3.51m)
<b>CONTEMPORARY EN-SUITE:</b>	5'9 x 5'1 (1.75m x 1.55m)
<b>BEDROOM TWO:</b> Max measurements provided.	11'1 x 10'8 (3.38m x 3.25m)
<b>BEDROOM THREE:</b> Max measurements provided.	11'1 x 8'2 (3.38m x 2.49m)
<b>MODERN FAMILY BATHROOM:</b>	7'4 x 5'6 (2.24m x 1.68m)
<b>DETACHED SINGLE GARAGE:</b> Of concrete construction, with a sloped roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. Wooden window and personal door to the right side elevation.	19'4 x 8'4 (5.89m x 2.54m)
<b>DETACHED ENTERTAINMENT CABIN:</b> Of timber construction with a sloped roof. Accessed via wooden double doors with single glazed wooden windows to the front elevation. Hosting a great space to relax, unwind and entertain, all year round.	15'2 x 7'4 (4.62m x 2.24m)





**EXTERNALLY:**  
 The property occupies a wonderful position, close to amenities, main road links and the Town Centre. Standing on a large plot. Measuring approximately 0.10 of an acre. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR concrete driveway with crazy-paved frontage and established hedge-row. Access to the front entrance door, with slate tiled roof storm canopy above and external up/ down light. There is a low-level walled front boundary and fenced side boundaries. Secure wooden double gates to the left side aspect open into further driveway space, down to the DETACHED SINGLE GARAGE. Set within the BEAUTIFULLY ESTABLISHED and HIGHLY PRIVATE rear garden. Predominantly laid to lawn, surrounded by a vast range of complementary colour and personality, via mature planted borders. Hosting a wonderful array of plants, bushes and shrubs. There is a lovely paved seating area, directly from the uPVC double glazed French doors in the OPEN-PLAN living/ dining kitchen, with two external up/ down lights. A concrete pathway leads to the bottom of the garden, meeting a GENEROUS PAVED OUTDOOR ENTERTAINMENT SPACE. Further enhanced by its immense privacy, attractive raised planted borders and range of mature trees, plants and shrubs, with access into the detached entertainment cabin. There is an outside tap, fully fenced side and rear boundaries.

**Services:**  
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler 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: 1,160 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 'D'**

**EPC: Energy Performance Rating: 'E' (44)**  
 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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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:**

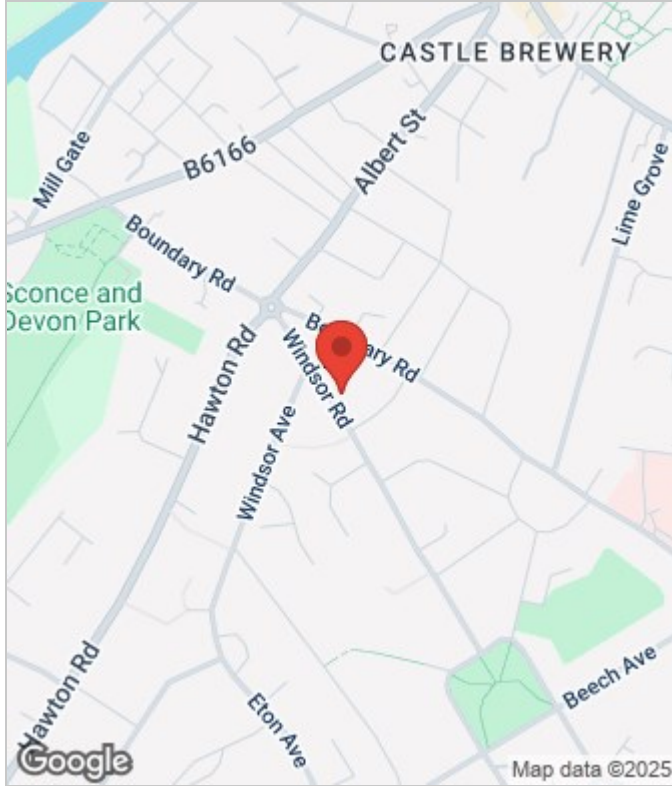
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

