Lily Lane, Newark
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OLIVER REILLY

Lily Lane, Newark

Asking Price: £200,000

- SUPERB SEMI-DETACHED HOME
- THREE BEDROOMS
- DESIRABLE LOCATION! EASE OF ACCESS ONTO A1/A46!
- LOVELY OPEN-PLAN DINING KITCHEN
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- MULTI-VEHCILE DRIVEWAY
- LOW-MAINTENANCE ENCLOSED GARDEN
- CAPTIVATING & UNSPOILED FRONT OUTLOOK
- EARLY VIEWING ESSENTIAL!
- NO CHAIIN! Tenure: Leasehold. EPC 'B'

SMART, STYLISH AND DECEPTIVELY SPACIOUS!.... INTERNAL VIEWINGS ARE ESSENTIAL!...
In order to fully appreciate this SUPERB modern semi-detached home. Enjoying an unspoiled outlook to the front aspect, over the local Conservation Park. Situated in a hugely popular residential location, set on the edge of Newark Town Centre. Boasting excellent access onto the A1 and A46.
This attractive home provides well-maintained accommodation comprising: Entrance hall, ground floor W.C, a large lounge with BESPOKE FITTED SHUTTERS and a SPACIOUS OPEN-PLAN DINING KITCHEN. The first floor occupies THREE BEDROOMS with the master bedroom enhanced by extensive fitted wardrobes and an EN-SUITE SHOWER ROOM. There is also a three-piece family bathroom. Externally, the property enjoys a well-tended and fully enclosed LOW-MAINTENANCE rear garden, with two paved outdoor entertainment areas and a useful garden she. Equipped with power. The front aspect is greeted with a MULTI-VEHICLE DRIVEWAY. Providing tandem parking and an EV charging point.
Further benefits of this CRACKING AND CONVENIENT MODERN GEM include uPVC double glazing, a range of BESPOKE FITTED SHUTTERS, a high energy efficiency rating (EPC: B), a CCTV system, gas central heating and a full alarm system.
Internal viewings are STRONGLY RECOMMENDED!... In order to fully admire the desirable setting and wonderful living space available! Marketed with NO ONWARD CHAIN!

ENTRANCE HALL:	5'5 x 3'9 (1.65m x 1.14m)
GROUND FLOOR W.C:	5'4 x 3'2 (1.63m x 0.97m)
GENEROUS LOUNGE: Max measurements provided.	15'2 x 11'6 (4.62m x 3.51m)
INNER HALL:	4'0 x 2'10 (1.22m x 0.86m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	14'3 x 10'8 (4.34m x 3.25m)
FIRST FLOOR LANDING: Max measurements provided.	10'8 x 4'7 (3.25m x 1.40m)
MASTER BEDROOM: Max measurements provided.	11'9 x 10'1 (3.58m x 3.07m)
EN-SUITE SHOWER ROOM: Max measurements provided.	9'9 x 4'7 (2.97m x 1.40m)
BEDROOM TWO:	9'5 x 7'9 (2.87m x 2.36m)
BEDROOM THREE: Max measurements provided.	7'7 x 6'9 (2.31m x 2.06m)
FAMILY BATHROOM:	7'9 x 6'3 (2.36m x 1.91m)

EXTERNALLY:
The property promotes a desirable position, in a popular and convenient modern-day residential area. Close to amenities and main road links. The front aspect promotes an unspoiled outlook over a local conservation park. There is a small paved pathway, leading to the front entrance door, with sloped roof storm canopy above, an external up/ down light and concealed gas/ electricity meters. The front garden is laid to lawn, with a small variety of bushes and shrubs. The left side aspect offers a MULTI-VEHICLE tarmac driveway. Ensuring tandem off-street parking. With access to an EV charging point and double external power socket. A secure timber side gate opens into the well-appointed and fully enclosed rear garden. Predominantly laid to lawn with a small range of plants and shrubs. There is a large paved seating/ entertainment area, with outside tap, directly accessed via the uPVC double glazed French doors in the OPEN-PLAN dining kitchen. There is a large garden shed. Equipped with power and an additional paved seating area, at the bottom of the garden. Perfect for the afternoon sunshine! There are fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an 'IDEAL' combination boiler, CCTV 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: 770 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Leasehold
Sold with vacant possession on completion.

Lease Information:
There is a 999 year lease. Commencing from 1st January 2015. There are currently 990 years remaining.
There is a current ground rent of approximately £150 a year. We understand this is due to increase in 2026 to £170 a year. For further information, please speak to the selling agent. None of the above has been verified by the agent, potential purchasers should get their legal representative to confirm.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (81)
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.

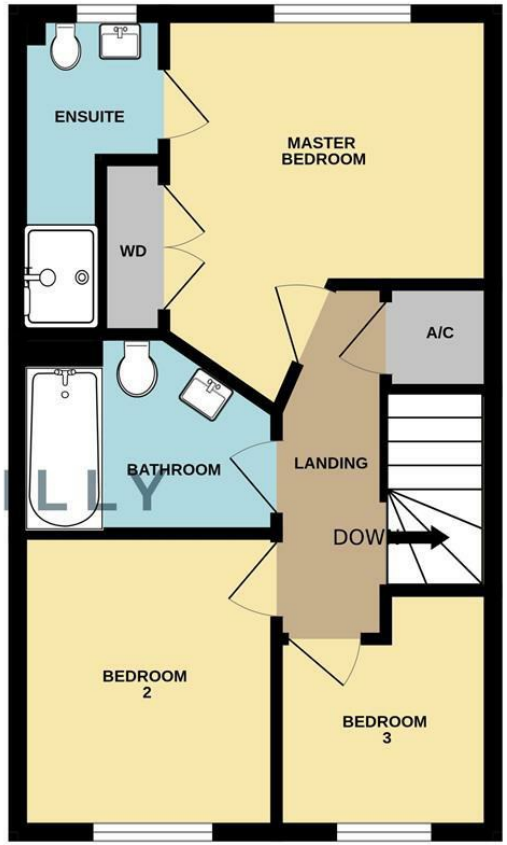
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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



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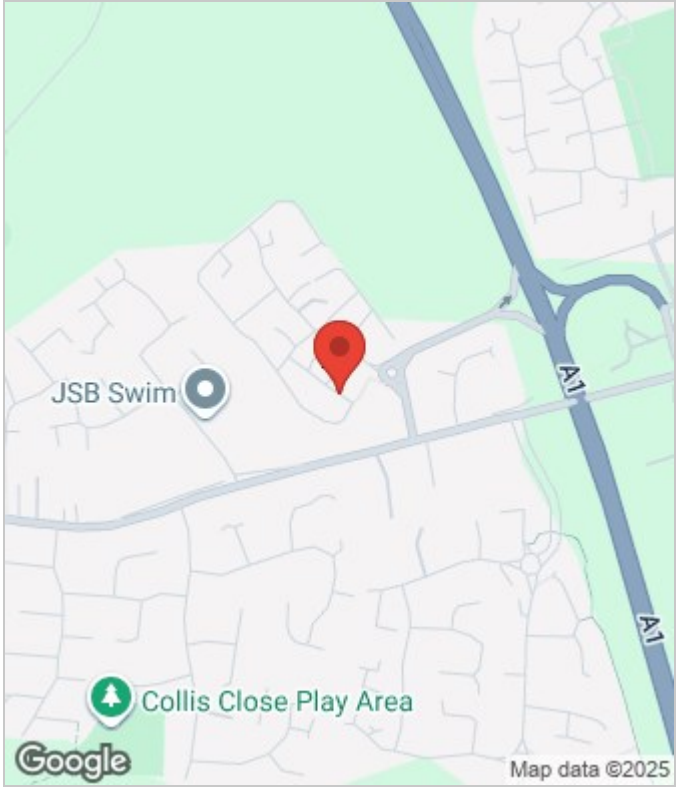

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	93
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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