



Marleston Lane, Middlebeck, Newark

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OLIVER REILLY



# Marleston Lane, Middlebeck, Newark

Guide Price £300,000 - £320,000

- EXPANSIVE SEMI-DETACHED TOWN HOUSE
- POPULAR & CONVENIENT LOCATION
- WONDERFUL OPEN-PLAN LIVING SPACE
- LOW-MAINTENANCE ENCLOSED GARDEN
- EASE OF ACCESS TO AMENITIES, SCHOOLS & MAIN ROADS
- FOUR WELL-PROPORTIONED BEDROOMS
- GF W.C. FIRST FLOOR EN-SUITE & SECOND FLOOR BATHROOM
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- HIGHLY VERSATILE LAYOUT! Tenure: Freehold. EPC 'B' (85)

SLEEK, MODERN, ADAPTABLE THREE-STOREY LIVING!... DO NOT BE DECIEVED!... This stylish semi-detached home boasts MORE THAN MEETS THE EYE!... Conveniently situated close to a full range of amenities, popular schools and excellent transport links, in a highly regarded residential location! Occupying a sizeable and adaptable layout, set over three floors. Spanning in excess of 1,200 square/ft. Promoting versatile family-sized accommodation, comprising: Entrance hall, a large ground floor W.C, a **STYLISH CONTEMPORARY KITCHEN**. Hosting a range of integrated appliances. **OPEN-PLAN** through to a generous dining space and a large living area with **BI-FOLD DOORS**.

The first floor occupies two bedrooms, with the master bedroom boasting **FITTED WARDROBES** and an **EN-SUITE SHOWER ROOM**.

The second floor provides **TWO DOUBLE BEDROOMS** and a stylish family bathroom. Externally, this attractive **MODERN GEM** enjoys a lovely low-maintenance garden, with a paved patio area and an additional raised decked seating area. Promoting space to relax and unwind! There is a **GENEROUS MULTI-VEHCILE DRIVEWAY** giving access into a **SINGLE GARAGE**. Equipped with power and lighting.

Additional benefits of this **SMASHING, SPACIOUS** and **CLEVERLY-DESIGNED** home include **uPVC double glazing**, remaining **NHBC warranty**, a high energy efficiency rating (EPC: B), **CCTV** to the front/ rear and **gas fired central heating**.

**YOUT NEXT MOVE AWAITS!... STYLED TO PERFECTION** and **AWAITING YOUR IMMEDIATE APPRECIATION!**



<b>ENTRANCE HALL:</b>	9'6 x 6'9 (2.90m x 2.06m)
<b>GROUND FLOOR W.C:</b>	6'1 x 4'9 (1.85m x 1.45m)
<b>SPACIOUS MODERN KITCHEN:</b>	10'7 x 9'10 (3.23m x 3.00m)
<b>OPEN-PLAN DINING SPACE:</b>	13'4 x 11'5 (4.06m x 3.48m)
<b>OPEN-PLAN LIVING AREA:</b>	17'1 x 9'8 (5.21m x 2.95m)
<b>FIRST FLOOR LANDING:</b>	15'6 x 6'9 (4.72m x 2.06m)
<b>MASTER BEDROOM:</b> Max measurements provided up to fitted wardrobes.	10'6 x 9'10 (3.20m x 3.00m)
<b>EN-SUITE SHOWER ROOM:</b>	7'4 x 4'6 (2.24m x 1.37m)
<b>BEDROOM FOUR:</b>	10'1 x 8'4 (3.07m x 2.54m)
<b>SECOND FLOOR LANDING:</b>	7'4 x 5'7 (2.24m x 1.70m)
<b>BEDROOM TWO:</b> Max measurements provided.	13'6 x 8'10 (4.11m x 2.69m)
<b>BEDROOM THREE:</b> Max measurements provided.	12'5 x 9'4 (3.78m x 2.84m)
<b>STYLISH FAMILY BATHROOM:</b>	7'2 x 5'5 (2.18m x 1.65m)
<b>DETACHED SINGLE GARAGE:</b> Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power and lighting.	20'0 x 9'10 (6.10m x 3.00m)



**EXTERNALLY:**  
The property occupies a convenient position, in a desirable residential location, close to main roads and amenities. The front aspect provides a wrought-iron personal gate, opening onto a small paved pathway with slate shingled borders, leading to the entrance door with external up/ down light. The right side aspect provides an EXTENSIVE MULTI-VEHCILE TARMAC DRIVEWAY. Ensuring ample tandem parking options. Leading to a SINGLE GARAGE. Equipped with power and lighting. A timber personal gate, located on the driveway, opens through to the lovely and LOW-MAINTNENACE rear garden. Predominantly laid to lawn, with partial planted borders, a paved patio, directly accessed from the BI-FOLD DOORS in the living area and an additional raised decked seating area, situated at the bottom of the garden. There is an outside tap, external security light, fully fenced side and rear boundaries.

**Approximate Size: 1,266 Square Ft.**  
Measurements are approximate and for guidance only.

**Services:**  
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, CCTV to the front/ rear aspect 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.

**Tenure: Freehold.**  
Sold with vacant possession on completion.

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'B' (85)**  
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 to the 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.

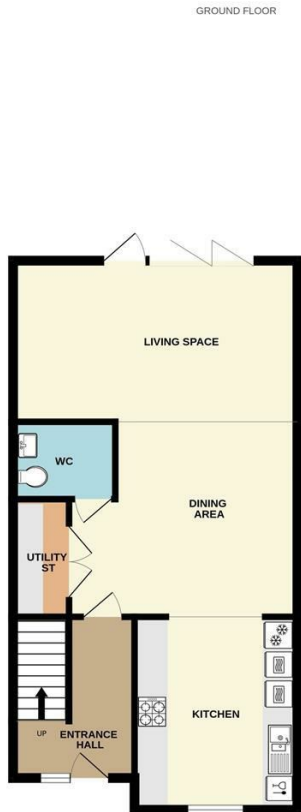
**Viewing Arrangements:**  
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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.

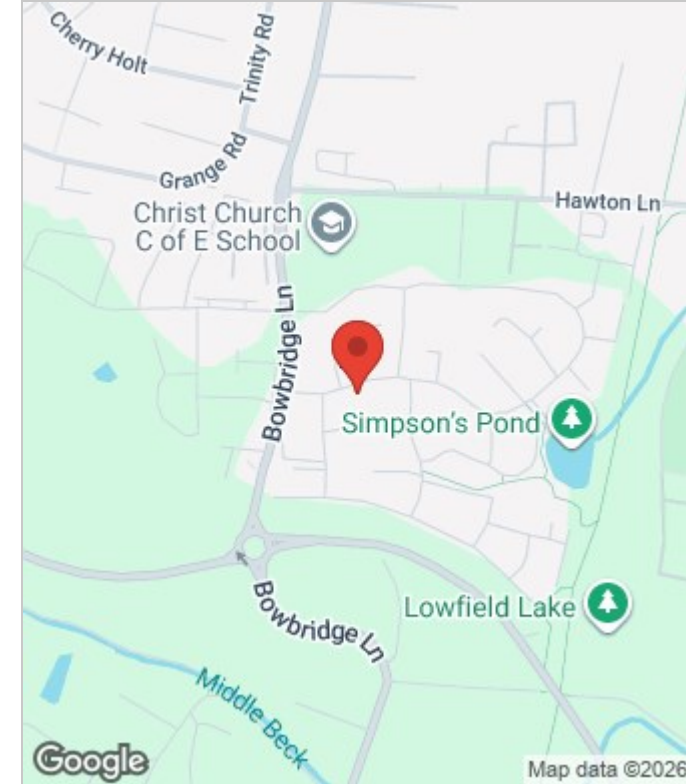
**Draft Details-Awaiting Approval:**  
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, 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.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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	