



Clarks Lane, Newark

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OLIVER REWLLY



# Clarks Lane, Newark

Guide Price £150,000 - £160,000

- STUNNING CONTEMPORARY HOME
- QUIET & CONVENIENT LOCATION
- STYLISH KITCHEN & BATHROOM
- TWO SIDE-BY-SIDE PARKING SPACES
- EXCETIONALLY WELL-PRESENTED!
- TWO BEDROOMS
- LOVELY LIVING ROOM & CONSERVATORY
- LOW-MAINTENANCE LANDSCAPED GARDEN
- EASE OF ACCESS TO TOWN CENTRE, MAIN ROADS & AMENITIES
- A MUST VIEW! Tenure: Freehold. EPC 'tbc'

Guide Price: £150,000 - £160,000. YOU DON'T WANT TO MISS THIS!... Perfectly positioned in a KEY, CONVENIENT and QUIET residential cul-de-sac, a stones throw away from the hustle and bustle of Newark Town Centre, stands a STUNNING modern terrace home. Presented to the highest of standards. READY & WAITING for your INSTANT APPRECIATION!

This sublime contemporary GEM simply MUST BE SEEN... In order to fully admired! The bright and beautiful internal layout comprises: Inviting entrance hall, an eye-catching living room, modern fitted kitchen and a lovely conservatory.

The first floor landing leads to a STUNNING CONTEMPORARY BATHROOM and two bedrooms. The master bedroom is enhanced by extensive fitted wardrobes.

Externally, the quality continues... Via a charming, low-maintenance and fully enclosed rear garden, with a paved seating area. The front aspect provides TWO OFF-STREET PARKING SPACES. Ensuring side-by-side parking.

Additional benefits of MAGNIFICENT MODERN GEM include uPVC double glazing and gas central heating.

STOP SCROLLING... THIS IS THE ONE FOR YOU!!!!... Early viewing is strongly recommended.



<b>INVITING ENTRANCE HALL:</b> Max measurements provided.	7'4 x 4'2 (2.24m x 1.27m)
<b>LOVELY LIVING ROOM:</b>	13'7 x 9'1 (4.14m x 2.77m)
<b>STYLISH MODERN KITCHEN:</b>	12'3 x 7'0 (3.73m x 2.13m)
<b>CONSERVATORY:</b> Of uPVC construction, with a sloped poly-carbonate roof. Providing wood-effect laminate flooring, power socket, uPVC double glazed windows to both side and rear elevations. A uPVC double glazed rear external door leads out to the enclosed garden.	10'4 x 8'0 (3.15m x 2.44m)
<b>FIRST FLOOR LANDING:</b>	5'1 x 3'9 (1.55m x 1.14m)
<b>MASTER BEDROOM:</b> Max measurements provided up to fitted wardrobes.	10'6 x 9'10 (3.20m x 3.00m)
<b>BEDROOM TWO:</b> Max measurements provided.	10'1 x 7'2 (3.07m x 2.18m)
<b>STUNNING CONTEMPORARY BATHROOM:</b>	7'8 x 4'9 (2.34m x 1.45m)

**EXTERNALLY:**  
The property is pleasantly is situated in a popular and central location, on the outskirts of the Town Centre. The front aspect is greeted with a paved pathway, leading to the entrance door. The low-maintenance front garden is gravelled, with access to the concealed gas meter. There are TWO SIDE-BY-SIDE ALLOCATED PARKING SPACES. Both located in front of the house.  
The attractive, landscaped and equally low-maintenance rear garden is predominantly laid to artificial lawn, with complementary gravelled side borders. A paved pathway leads to the bottom of the garden. Hosting a paved seating area and provision for a garden shed. There are fenced side and rear boundaries. A right sided wooden personal gate opens onto a shared passageway, leading to the front aspect of the property. PLEASE NOTE: There is NO SHARED ACCESS over the rear garden.





### **TWO OFF-STREET PARKING SPACES:**

The property boasts two allocated parking spaces, via a tarmac drive. Ensuring side-by-side off-street parking, directly outside the front of the house.

### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 600 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 'A'**

### **EPC: Energy Performance Rating: 'tbc'- On Order**

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 popular residential location. 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.

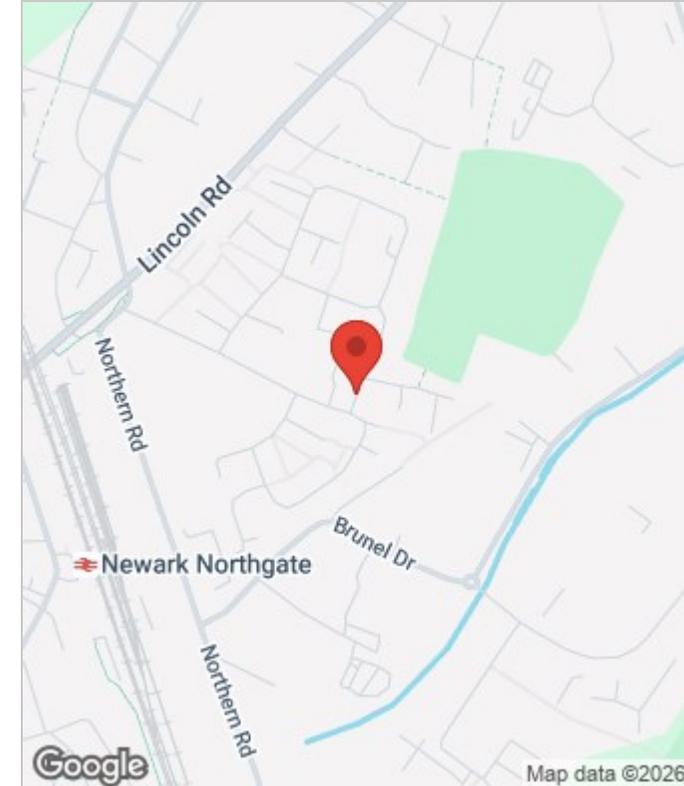
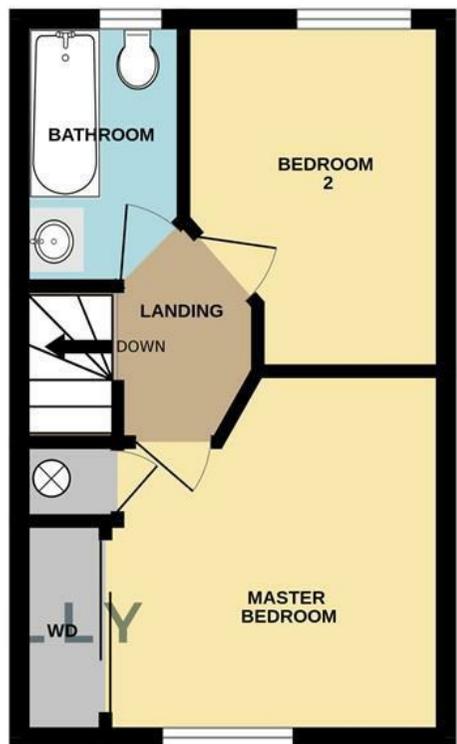




GROUND FLOOR



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>72</b>	<b>78</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	