



Lincoln Road, Newark

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 OLIVER REILLY



Lincoln Road, Newark

- WONDERFUL SEMI-DETACHED HOME
- PRIME & CONVENIENT LOCATION
- GF W.C & MODERN FIRST FLOOR BATHROOM
- LARGE DETACHED MULTI-PURPOSE WORKSHOP
- EASE OF ACCESS ONTO A1,A46 & TO AMENITIES
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- EXTENSIVE GRAVELLED DRIVEWAY
- BEAUTIFULLY LANDSCAPED & PRIVATE GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £240,000 - £250,000. TRADITIONAL CHARM MEETS CONTEMPORARY QUALITY!
 Internal viewings are STRONGLY RECOMMENDED in order for you to fully appreciate this WONDERFULLY EXTENDED bright & airy semi-detached home. Conveniently positioned for ease of access to amenities and transport links. Boasting ease of access onto the A1, A46 and set for a comfortable walk to the Town Centre.
 If you're searching for a HOME WITH SOUL & PERSONALITY... Then look no further! This impressive family-sized residence showcases MUCH MORE THAN MEETS THE EYE! Hosting a spacious and hugely versatile internal layout, comprising: Inviting entrance hall, a modern ground floor W.C, sizeable bay-fronted lounge, equally large fitted kitchen OPEN-PLAN through to lovely dining room and separate dual-aspect study.
 The first floor provides a STYLISH CONTEMPORARY BATHROOM and three well-proportioned bedrooms, two of which are enhanced by extensive fitted wardrobes!
 Externally, you'll FALL IN LOVE with the MAGNIFICENT 0.10 OF AN ACRE PRIVATE PLOT. Greeted via an EXTENSIVE GRAVELLED & GATED DRIVEWAY. Sufficient for a range of vehicles. Wrought-iron double gates lead down to a BEAUTIFULLY LANDSCAPED REAR GARDEN! Enjoying a secluded raised decked seating area. The garden also hosts a HUGE 26FT WORKSHOP with carport/porch. Equipped with power, lighting and promoting multi-purpose potential.
 Additional benefits of this attractive and IMPECCABLY PRESENTED residence include uPVC double glazing throughout (replaced in the last 7/8 years) and gas central heating, via a combination boiler.
 Not only is this handsome & homely residence warm and welcoming from the outside it promises STYLE, COMFORT & SPACE - ALL IN ONE HOME! Do not delay... Book your viewing TODAY!

Guide Price £240,000 - £250,000



INVITING ENTRANCE HALL:	8'5 x 7'5 (2.57m x 2.26m)
GROUND FLOOR W.C:	5'1 x 2'6 (1.55m x 0.76m)
GENEROUS BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	14'4 x 13'4 (4.37m x 4.06m)
SPACIOUS KITCHEN:	13'5 x 12'8 (4.09m x 3.86m)
OPEN-PLAN DINING ROOM:	13'3 x 7'10 (4.04m x 2.39m)
STUDY:	13'3 x 4'6 (4.04m x 1.37m)
FIRST FLOOR LANDING: Max measurements provided.	10'1 x 2'8 (3.07m x 0.81m)
MASTER BEREROOM: Max measurements provided up to fitted wardrobes.	12'6 x 11'10 (3.81m x 3.61m)
BEDROOM TWO:	12'7 x 8'1 (3.84m x 2.46m)
BEDROOM THREE:	13'3 x 4'8 (4.04m x 1.42m)
CONTEMPORARY FAMILY BATHROOM:	7'4 x 5'5 (2.24m x 1.65m)
LARGE DETACHED WORKSHOP: Of brick built construction, with a sloped roof. Equipped with power and lighting. Accessed via secure wooden double doors. Promoting great scope to be utilised for a variety of individual purposes.	26 (7.92m)

**EXTERNALLY:**

This centrally located home is conveniently set for ease of access onto the A1 and A46 corridor. Close to a range of on-hand amenities and set in walking distance to the Town Centre. This deceptively spacious home stands on a SUPERB 0.10 OF AN ACRE PRIVATE PLOT. The front aspect welcomes dropped kerb vehicular access onto a SUBSTANTIAL GRAVELLED & (wooden five-bar) GATED DRIVEWAY. Hosting off-street parking for a range of vehicles. The front garden is laid to lawn and promotes further off-street parking space, if required. There is a fenced left side boundary, privet hedged right side boundary and a walled front boundary. Wrought-iron double gates open via the left side aspect, onto a block paved pathway/ additional driveway, with outside tap, leading to the side entrance door. This also follows down to the LOVELY, LANDSCAPED and HIGHLY PRIVATE rear garden. Predominantly laid to lawn, with a vast array of complementary planted borders. Enjoying a variety of plants, bushes and shrubs. There is a large, raised decked seating terrace, directly accessed via the uPVC double glazed French doors in the dining room, with two external wall lights and partial rope-fenced boundaries. The lengthy garden has oval paved stepping stones down to a DETACHED WORKSHOP!.. With carport/ porch and a double external power socket. Promoting great multi-purpose potential. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. The windows and doors were replaced within the last 7/8 years.

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: 1,035 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 'C'**EPC: Energy Performance Rating: 'D' (67)**

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 sought-after residential location, within close proximity into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 marketplace 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 an 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.

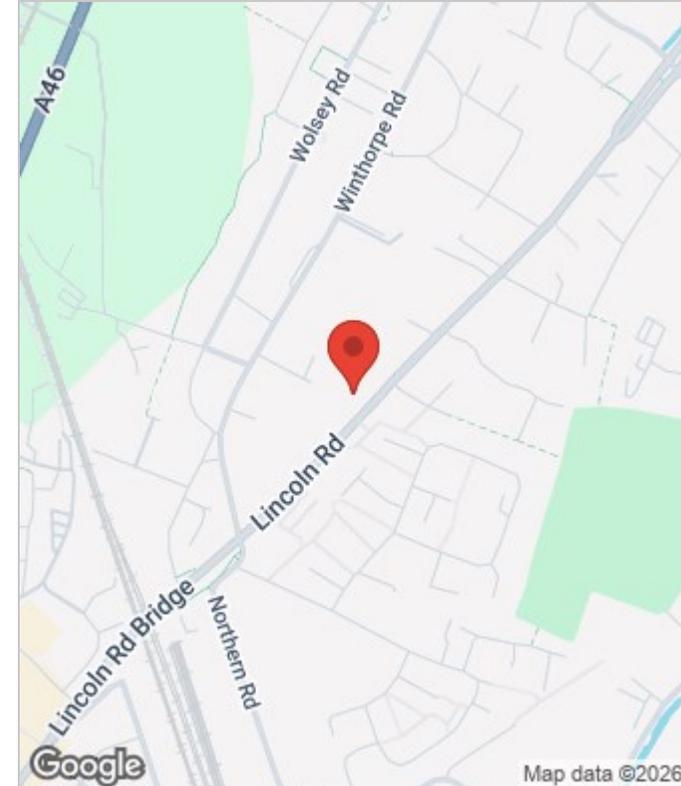




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

