



CLARK'S LANE
LEADING TO
PIPPIN COURT

Clarks Lane,

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OLIVER REILLY



Clarks Lane, Newark

Guide Price £180,000 - £190,000

- LOVELY SEMI-DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- INTEGRAL GARAGE & MULTI-VEHICLE DRIVEWAY
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- GENEROUS LOUNGE/DINER & CONSERVATORY
- ATTRACTIVE LOW-MAINTNENACE GARDEN
- EASE OF ACCESS ONTO MAIN ROADS & TO TOWN CENTRE
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £180,000 - £190,000. MOVE STRAIGHT IN!...

This impressive semi-detached home is TURN KEY READY FOR YOUR IMMEDIATE APPRECIATION! Situated in a quiet, convenient and hugely popular residential cul-de-sac, close to the hustle and bustle of Newark Town Centre. Ensuring ease of access onto the A1 & A46.

This well-maintained home promotes a free-flowing, flexible and low-maintenance design. Suitable for a growing family or an aspiring first time purchaser!

The sizeable internal layout comprises: Entrance hall, a contemporary fitted kitchen, generous lounge/diner and a LARGE CONSERVATORY! The first floor landing hosts THREE BEDROOMS and a well-proportioned family bathroom.

Externally, the house occupies a great corner plot position. Greeted with a MULTI-VEHICLE DRIVEWAY with access into an INTEGRAL SINGLE GARAGE. Promoting scope to be utilised as further living accommodation. Subject to relevant approvals.

Additional benefits of this ATTRACTIVE MODERN GEM include uPVC double glazing and gas central heating, via a combination boiler.

DON'T LET THIS ONE PASS YOU BY!... Marketed as MOVE IN READY & with NO ONWARD CHAIN!!



| | |
|--|-----------------------------|
| PORCH: With external ceiling light. Access to the concealed gas/ electricity meters and up to the front entrance door. | 6'4 x 6'1 (1.93m x 1.85m) |
| ENTRANCE HALL: Max measurements provided. | 13'2 x 5'10 (4.01m x 1.78m) |
| MODERN FITTED KITCHEN: | 11'3 x 6'1 (3.43m x 1.85m) |
| GENEROUS LOUNGE/DINER: Max measurements provided. | 17'8 x 11'7 (5.38m x 3.53m) |
| SIZEABLE CONSERVATORY: Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing wood-effect laminate flooring, and a double panel radiator. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the lovely enclosed rear garden. | 13'1 x 8'1 (3.99m x 2.46m) |
| FIRST FLOOR LANDING: | 13'2 x 5'10 (4.01m x 1.78m) |
| MASTER BEDROOM: | 11'4 x 9'6 (3.45m x 2.90m) |
| BEDROOM TWO: Max measurements provided. | 12'1 x 8'2 (3.68m x 2.49m) |
| BEDROOM THREE: | 9'2 x 6'8 (2.79m x 2.03m) |
| FAMILY BATHROOM: | 10'5 x 5'9 (3.18m x 1.75m) |
| INTEGRAL SINGLE GARAGE: Accessed via a manual up/ over garage door. Equipped with power and lighting and access to the electrical RCD consumer unit. Providing great scope to be utilised as further living accommodation. Subject to relevant approvals. A left sided personal fire door gives access into the entrance hall. | 16'10 x 8'6 (5.13m x 2.59m) |

**EXTERNALLY:**

This attractive modern home is pleasantly positioned on a lovely corner plot. In a desirable and convenient residential cul-de-sac. Close to amenities, schools and mains roads. The front aspect provides dropped kerb vehicular access onto a part tarmac and part gravelled MULTI-VEHICLE DRIVEWAY. Giving access into the INTEGRAL SINGLE GARAGE. A paved pathway leads to the entrance porch, with outside tap, concealed gas/ electricity meters, an external ceiling light and access to the front door. The pathway continues to the left side aspect, up to a timber personal gate, leading to the LOVELY, ENCLOSED and LOW-MAINTENANCE REAR GARDEN. Predominantly laid to lawn with timber sleepers leading down to a delightful paved seating area. Directly accessed via the uPVC double glazed French doors in the conservatory. The garden presents a perfect family-friendly space, with 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.

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: 960 Square Ft.

Measurements are approximate and for guidance only. This includes the integral single garage.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'**EPC: Energy Performance Rating: 'D' (66)**

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 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.

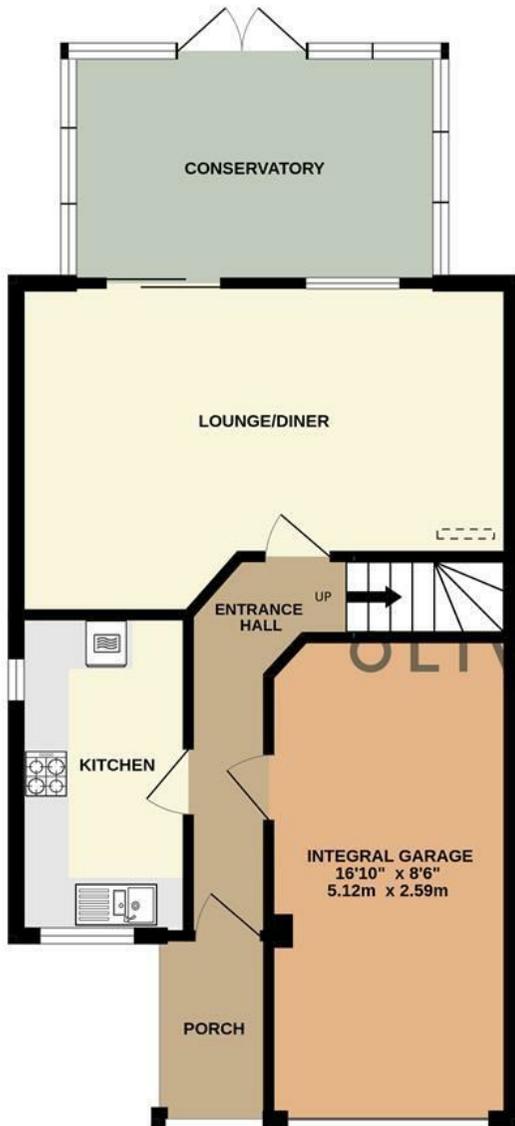
Draft Details-Awaiting Approval:

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.

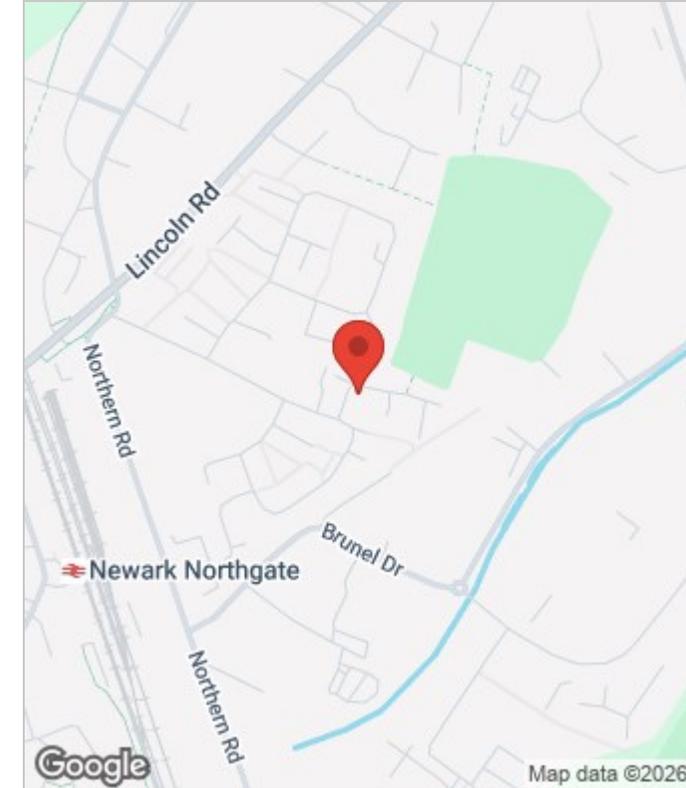




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England & Wales

EU Directive
2002/91/EC

