



Winthorpe Road, Newark

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OLIVER REILLY



Winthorpe Road, Newark

- SUPERB THREE STOREY SEMI-DETACHED HOME
- POPULAR & CONVENIENT CENTRAL LOCATION
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- MAGNIFICENT MASTER BEDROOM WITH EN-SUITE W.C
- EXTWENSIVE DRIVEWAY FOR MULTIPLE VEHCILES
- THREE DOUBLE BEDROOMS
- SPACIOUS BAY-FRONTED LOUNGE & LARGE CONSERVATORY
- FIRST FLOOR BATHROOM & USEFUL STUDY AREA
- GENEROUS REAR GARDEN WITH LARGE TIMBER WORKSHOP
- VIEWING ESSENTIAL! Tenure: Freehold. EPC: 'C'

BLINK!... AND YOU'LL MISS IT!!!!

Take a look at this SPECTACULAR SEMI-DETACHED HOME. Occupying a larger than average plot, combined with a convenient, sought-after and central location. Ensuring ease of access onto the A1, A46. set within walking distance to the Town Centre and both Train Stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION. Via North Gate Station.

We promise MUCH MORE THAN MEETS THE EYE! As this sizeable family residence has been improved, enhanced and expanded to create FABULOUS, FLEXIBLE and hugely FUNCTIONAL layout. Spanning over 1,300 square/ft of versatile accommodation, set over three floors, comprising: Inviting entrance hall, a generous bay-fronted lounge, FABULOUS DINING KITCHEN with French doors leading into a large conservatory.

The first floor hosts a generous landing with a useful study area. TWO DOUBLE BEDROOMS and a modern three-piece bathroom.

The second floor boasts a HUGE 16FT MASTER BEDROOM with four Velux roof-lights and an en-suite W.C.

Externally, the substantial space continues, treated to an EXTENSIVE MULTI-VEHCILE DRIVEWAY. Sufficient enough to accommodate a caravan/ motorhome.

The private, well-appointed rear garden enjoys a paved seating area and a large timber workshop. Additional benefits of this eye-catching contemporary home include uPVC double glazing and gas central heating.

A GREAT OPPORTUNITY AWAITS!... It's time to start YOUR NEXT CHAPTER!... RIGHT HERE!!!



Guide Price £230,000



ENTRANCE HALL:	11'2 x 5'10 (3.40m x 1.78m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	15'9 x 13'1 (4.80m x 3.99m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	19'4 x 11'2 (5.89m x 3.40m)
SPACIOUS CONSERVATORY: Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing ceramic tiled flooring, power, lighting, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to a paved seating area, in the rear garden.	13'8 x 13'4 (4.17m x 4.06m)
FIRST FLOOR LANDING: Max measurements provided.	17'7 x 4'9 (5.36m x 1.45m)
STUDY AREA:	8'2 x 3'8 (2.49m x 1.12m)
BEDROOM TWO: Max measurements provided.	12'6 x 11'1 (3.81m x 3.38m)
MODERN FAMILY BATHROOM: Max measurements provided.	8'1 x 7'10 (2.46m x 2.39m)
BEDROOM THREE:	10'11 x 9'10 (3.33m x 3.00m)
SECOND FLOOR LANDING:	2'10 x 2'9 (0.86m x 0.84m)
SUBSTANTIAL MASTER BEDROOM:	16'4 x 14'7 (4.98m x 4.45m)
EN-SUITE W.C:	4'8 x 2'10 (1.42m x 0.86m)



EXTERNALLY:

This spacious home is pleasantly positioned in a desirable residential location. Close to main roads and the Town Centre. The front aspect is greeted with an extensive part tarmac and part gravelled MULTI-VEHICLE DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles, including a caravan/ motorhome. Access to an EV charger and the front entrance door, with external wall light and sloped tiled roof storm canopy above. There is a fenced left side boundary, privet hedge front and right side boundaries. A right sided wooden personal gate opens onto a concrete pathway to the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn. Hosting a paved seating area, directly accessed via the uPVC double glazed French doors in the large conservatory. There is access to a large timber workshop, an outside tap and external light. There are fenced side and rear boundaries.

Approximate Size: 1,310 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 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 'A'

EPC: Energy Performance Rating: 'C' (71)

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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

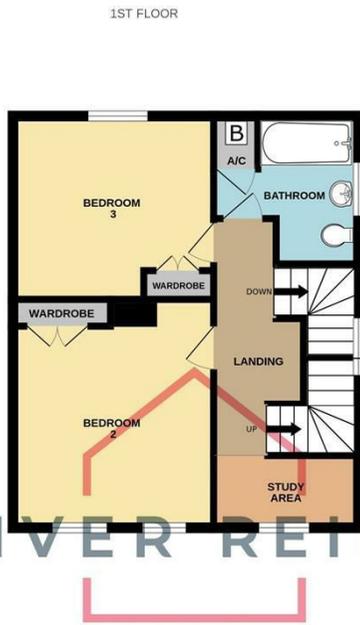
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

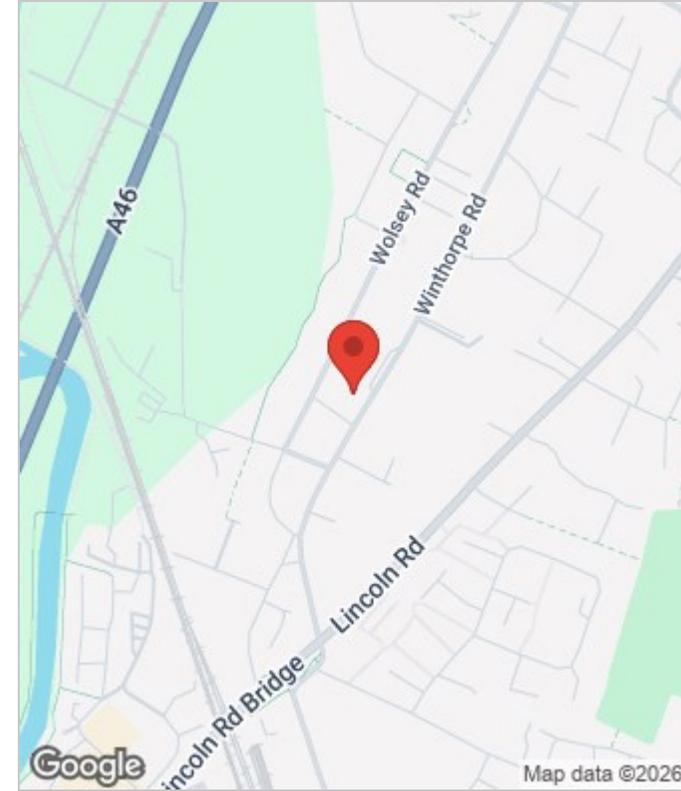
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	