

Tannington Grove, Middlebeck, Newark

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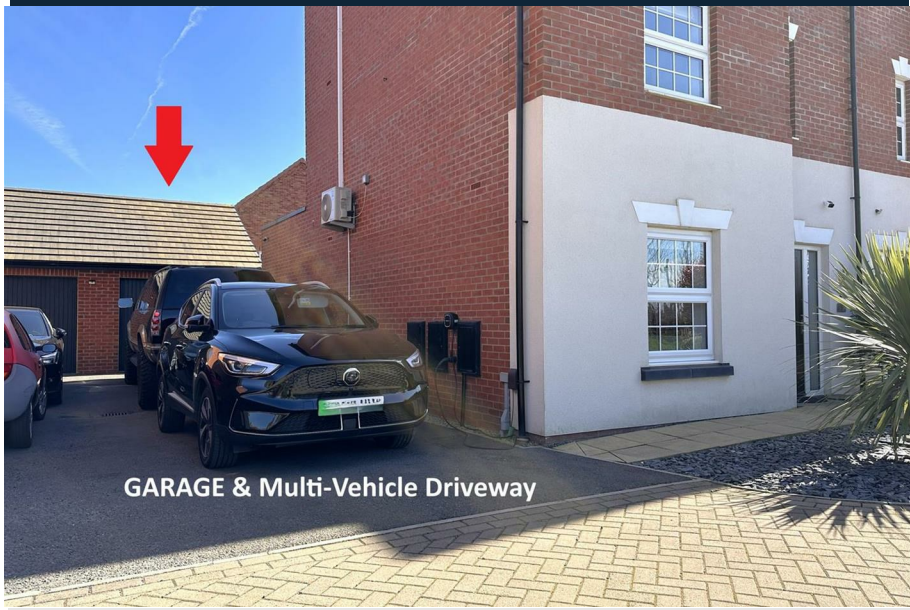
OLIVER REILLY



Tannington Grove, Middlebeck, Newark

Asking Price: £290,000

- EXPANSIVE SEMI-DETACHED TOWN HOUSE
- POPULAR & WELL-SERVED LOCATION
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- FIRST FLOOR EN-SUITE & SECOND FLOOR BATHROOM
- LOVELY LOW-MAINTENANCE GARDEN
- FOUR DOUBLE BEDROOMS
- MAGNIFICENT OPEN-PLAN LIVING SPACE & BI-FOLD DOORS
- GF W.C & UTILITY STORE
- LARGE SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- NO CHAIN & EXCELLENT PRESENTATION! Tenure: Freehold. EPC 'B'



NO CHAIN MODERN DAY LIVING AT IT'S FINEST!

Welcome to Tannington Grove!...A tardis-like town house, offering spacious, contemporary living set across three well-designed floors. Perfect for modern family life. Ideally located within a thriving community, the property is close to local amenities, main roads, reputable schools, and green open spaces, making it a superb choice for growing families. Let us tell you more...

Thee expansive internal layout spans approximately 1,250 square/ft comprising: Inviting entrance hall, a large ground floor W.C, useful utility store, a STYLISH KITCHEN with INTERGATED APPLIANCES. Open-plan through to a WONDERL L-SHAPED LIVING/DINING SPACE. Enhanced by BI-FOLD DOORS out to a private low-maintenance garden.

The galleried first floor landing hosts TWO DOUBLE BEDROOMS. The master bedroom provides extensive fitted wardrobes and an eye-catching EN-SUITE SHOWER ROOM.

The second floor boasts TWO FURTHER DOUBLE BEDROOMS, on of which has air conditioning and a fabulous family bathroom.

Externally, you'll be delighted with the attractive maintenance-free rear garden. Providing a pleasant outdoor space for relaxing, entertaining and family activities, during the warmer months. Not to mention the front of the property provides you with a MULTI-VEHICLE TANDEM DRIVEWAY. Suitable for up to three vehicles. Leading down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

Additional benefits of this SLEEK, STYLISH & SEAMLESS semi-detached home include uPVC double glazing, gas central heating, via a 'HIVE' system, remaining NHBC warranty and a high energy efficiency rating (EPC: 'B').

Set your sights on this magnificent MODERN GEM. Showcasing a SMART LAYOUT with SURPRISING SPACE!





INVITING ENTRANCE HALL:	9'5 x 6'10 (2.87m x 2.08m)
LARGE GROUND FLOOR W.C:	5'10 x 5'0 (1.78m x 1.52m)
UTILITY STORE:	5'5 x 3'4 (1.65m x 1.02m)
SUPERB MODERN KITCHEN:	10'6 x 9'9 (3.20m x 2.97m)
OPEN-PLAN LIVING/ DINING SPACE: Max measurements provided.	21'10 x 17'2 (6.65m x 5.23m)
FIRST FLOOR LANDING:	15'4 x 6'10 (4.67m x 2.08m)
MASTER BEDROOM: Max measurements provided.	10'6 x 9'10 (3.20m x 3.00m)
EN-SUITE SHOWER ROOM:	7'5 x 4'9 (2.26m x 1.45m)
BEDROOM FOUR:	9'10 x 8'4 (3.00m x 2.54m)
SECOND FLOOR LANDING: Max measurements provided.	7'5 x 6'4 (2.26m x 1.93m)
BEDROOM TWO: Max measurements provided.	13'5 x 8'4 (4.09m x 2.54m)
BEDROOM THREE: Max measurements provided.	13'11 x 9'4 (4.24m x 2.84m)
FAMILY BATHROOM:	7'4 x 6'5 (2.24m x 1.96m)
SINGLE GARAGE: Of brick built construction with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and useful over-head eaves storage.	20'5 x 10'2 (6.22m x 3.10m)



EXTERNALLY:

This eye-catching modern home is pleasantly situated in a highly-regarded and newly established residential area. Convenient to a wide range of amenities, transport links and schools. The property is perfectly positioned down a private block paved driveway, shared with only a small handful of similar homes. The front aspect is greeted with a paved pathway, leading to the front entrance door. The front garden is slate shingled with a small range of established bushes and shrubs. The pathway continues to the left hand side. Onto a MULTI-VEHCILE TARMAC DRIVEWAY. This leads down to the single garage. A secure wooden personal gate opens into the LOVELY LOW-MAINTENANCE GARDEN. Hosting an artificial lawn and a paved seating area. Accessed via the BI-FOLD DOORS in the open-plan living space. There is provision for a garden shed, an outside tap, wall light and a double external power socket. Fully fenced side and rear boundaries.

Approximate Size: 1,250 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, via a 'HIVE' system 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

Council Tax: Band C

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:

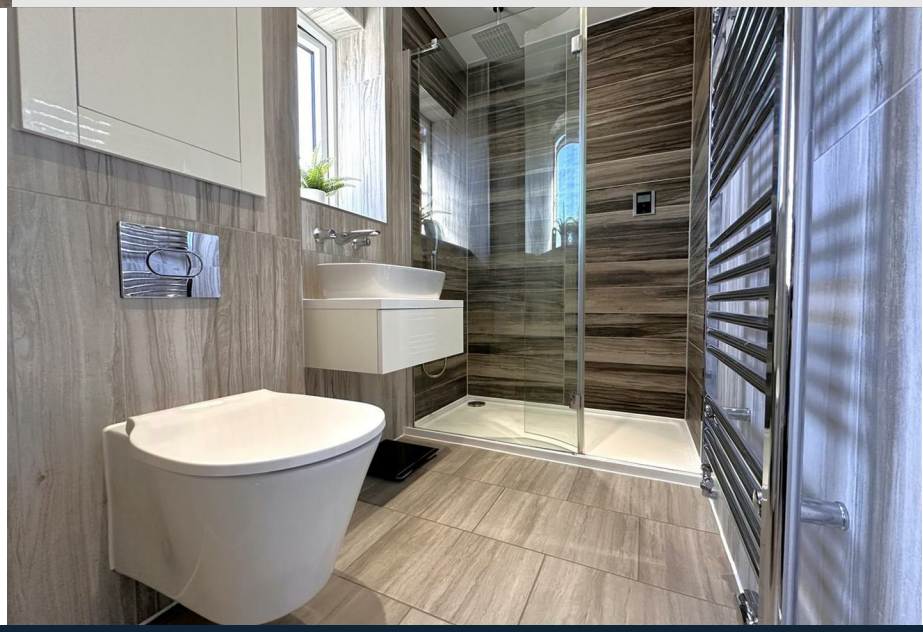
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.

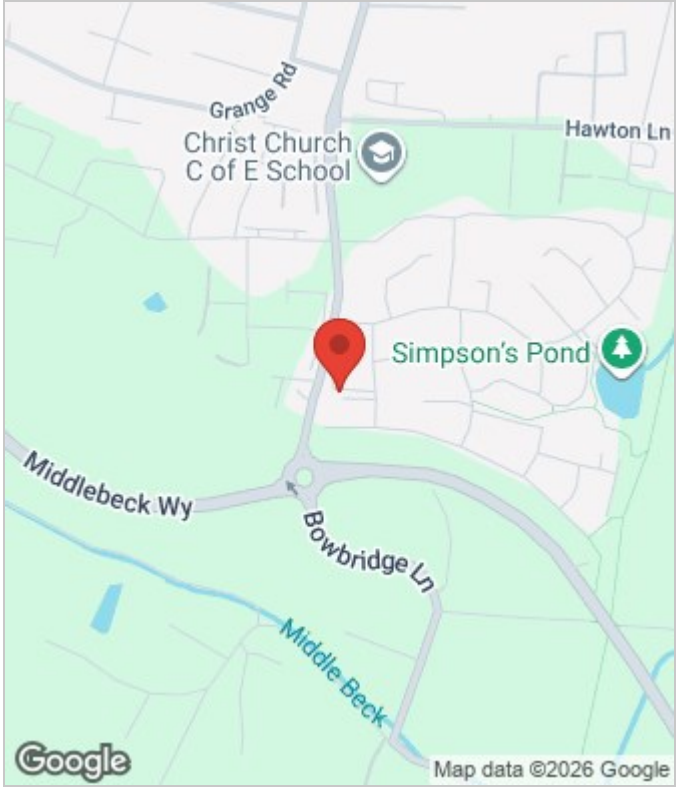
Draft Details-Awaiting Approval:

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.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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