



Lancaster Road, Coddington, Newark £365,000

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

Don't take too long casting your eyes on this substantial detached family home. It will be gone before you know it! This lovely family-sized home is pleasantly positioned in a quiet cul-de-sac, close to Newark Town Centre and main road corridors.

The property promotes an inviting entrance hall, a ground floor W.C, fitted kitchen, separate utility room, three sizeable reception rooms and an equally large conservatory.

The galleried first floor landing provides a three-piece family bathroom, four bedrooms and an en-suite to the master bedroom.

Externally, the property is greeted with a multi-vehicle driveway, with access into an attached double garage. The low-maintenance rear garden hosts space for the whole family to enjoy! Fully enclosed and ready for you to make your own mark!

Additional benefits include uPVC double glazing and gas central heating.

Lancaster Road, Coddington, Newark

£365,000



- SPACIOUS DETACHED HOME
- THREE RECEPTION ROOMS & LARGE CONSERVATORY
- MULTI-VEHICLE DRIVEWAY & DOUBLE GARAGE
- BLINK & YOU'LL MISS IT! Tenure: Freehold. EPC 'C'
- FOUR BEDROOMS
- GF W.C & UTILITY ROOM
- ENCLOSED LOW-MAINTENANCE GARDEN
- DESIRABLE CUL-DE-SAC POSITION
- FAMILY BATHROOM & EN-SUITE TO MASTER BEDROOM
- uPVC Double Glazing & Gas Central Heating

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 E

EPC: Energy Performance Rating: 'C' (76)

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.

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.

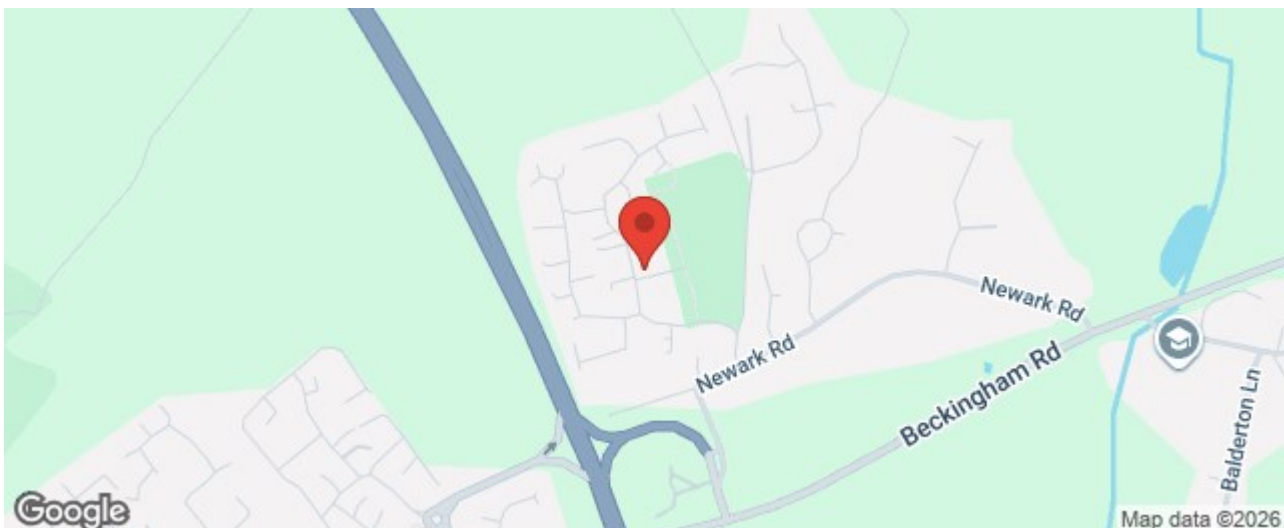
Money Laundering Regulations:

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.