
Lilburne Close, Newark
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OLIVER REILLY

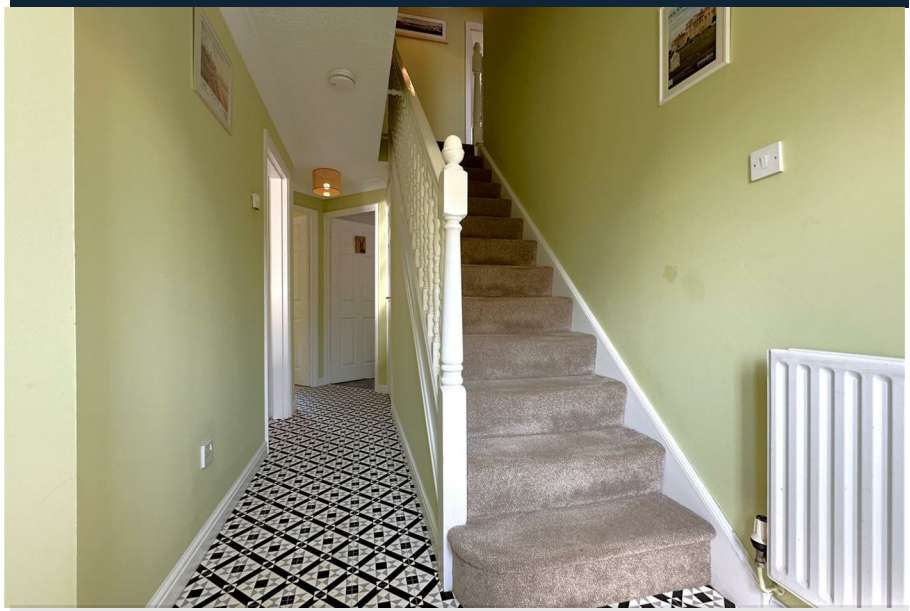


Lilburne Close, Newark

Offers in excess of £290,000

- LOVELY MODERN DETACHED HOME
- WONDERFUL CUL-DE-SAC SETTING
- GF W.C & UTILITY ROOM
- LOVELY PRIVATE REAR GARDEN
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM & EN-SUITE
- DRIVEWAY & INTEGRAL SINGLE GARAGE
- WELL-MAINTAINED & FULL OF POTENTIAL!

Tenure: Freehold. EPC 'C'



A PERFECT FAMILY HOME!
We proudly welcome you to Lilburne Close!... A delightful and quiet residential cul-de-sac, exclusively shared with only five other homes. Remaining well-connected to the Town Centre and boasting ease of access onto the A1 and A46.
This lovely modern residence was constructed in 1999 and remains EXTREMELY WELL-MAINTAINED, whilst boasting great scope for you to inject your own cosmetic personality, both inside and out!
The PERFECTLY PROPORTIONED and FREE-FLOWING internal layout comprises Inviting entrance hall, a ground floor W.C, a sizeable bay-fronted lounge, breakfast kitchen, separate utility room and a wonderful sitting/ dining room, with French doors out to a secluded paved seating area.
The first floor landing hosts a THREE-PIECE FAMILY BATHROOM and four well-proportioned bedrooms. Two of which are enhanced by EXTENSIVE FITTED WARDROBES. The master bedroom also promotes an EN-SUITE SHOWER ROOM.
Externally, the property prides itself on it's tremendous and enviable residential setting. The front aspect is greeted with a TARMAC DRIVEWAY and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and scope to become additional living space. Subject to relevant approvals.
The PRETTY, PRIVATE & PLEASANT rear garden promotes an enjoyable external escape, with space and scope to fulfil every family members needs! Whilst retaining a HIGH-DEGREE OF PRIVACY all year round!
Additional benefits of this eye-catching MODERN BEAUTY include uPVC double glazing and gas fired central heating.
It's time to TURN THE KEY & START YOUR STORY! Internal viewings are strongly recommended, in order to gain a full sense of appreciation!





ENTRANCE HALL:	16'7 x 5'8 (5.05m x 1.73m)
GROUND FLOOR W.C:	5'3 x 2'7 (1.60m x 0.79m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	16'1 x 10'6 (4.90m x 3.20m)
DINING/SITTING ROOM:	9'6 x 8'9 (2.90m x 2.67m)
BREAKFAST KITCHEN: Max measurements provided.	13'7 x 8'8 (4.14m x 2.64m)
UTILITY ROOM:	6'6 x 5'5 (1.98m x 1.65m)
FIRST FLOOR LANDING: Max measurements provided.	13'1 x 4'1 (3.99m x 1.24m)
MASTER BEDROOM: Max measurements provided.	13'4 x 10'6 (4.06m x 3.20m)
EN-SUITE SHOWER ROOM: Max measurements provided.	7'5 x 4'7 (2.26m x 1.40m)
BEDROOM TWO: Max measurements provided.	12'3 x 11'10 (3.73m x 3.61m)
BEDROOM THREE: Max measurements provided.	10'1 x 9'5 (3.07m x 2.87m)
BEDROOM FOUR:	8'5 x 6'9 (2.57m x 2.06m)
FAMILY BATHROOM:	7'1 x 6'9 (2.16m x 2.06m)
INTEGRAL SINGLE GARAGE: Accessed via a manual up/over garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit. Providing great scope to utilised into additional living accommodation. Subject to relevant approvals.	18'1 x 9'6 (5.51m x 2.90m)



EXTERNALLY:

This lovely modern detached home is pleasantly positioned down a quiet and secluded cul-de-sac, shared with five other homes, whilst remaining perfectly connected to main road corridors and Newark Town Centre.
The front aspect is greeted with a tarmac driveway and access into an integral single garage. The front garden is laid to lawn, with complementary planted borders. There is a raised tiled porch, with external wall light and access to the entrance door. The right side aspect has a paved pathway, with secure wooden personal gate, leading down to the LOVELY ENCLOSED REAR GARDEN. Enjoying a vast degree of privacy and enhanced by a peaceful external setting. Predominantly laid to lawn, with wrap-around borders, a paved seating area, directly accessed via the uPVC double glazed French doors in the sitting/ dining room. There is paved hardstanding/ provision for a garden shed, an outside tap, external security light, fully fenced side and rear boundaries.

Approximate Size: 1,230 Square Ft.

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

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a boiler installed in 2018 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.

Broadband Connectivity:

Superfast fibre broadband is connected to the property.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (72)

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.

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.

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.

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



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	

1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk