



Lincoln Road, Newark

 3  1  2  E


OLIVER REILLY



Lincoln Road, Newark

Asking Price: £240,000

- SUPERB SEMI-DETACHED HOME
- CENTRAL LOCATION CLOSE TO MAIN ROADS
- MAGNIFICENT LIVING/DINING KITCHEN
- LARGE FRONT & REAR GARDEN
- MODERNISED uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & STYLISH FIRST FLOOR BATHROOM
- AMPLE OFF-STREET PARKING
- EXQUISITE PRESENTATION! A MUST VIEW!
Tenure: Freehold. EPC 'E'



A HANDSOME EYE-CATCHING HOME!!!
This **TASTEFUL, MODERN & EXTENDED** semi-detached residence has been thoughtfully re-modelled and brought back to life by the existing owner!
Having created a free-flowing internal design, that shouts loud with personality and ensures an instantaneous homely feeling!
You'll be **WOWED** by the interior but you must also appreciate the well-connected central position. Closely situated near excellent on hand amenities and main road corridors. Along with a short walk to the Town Centre and North Gate Station- Which has a **DIRECT LINK TO LONDON KINGS CROSS STATION!**
Internally, this attractive home oozes **CLASS & QUALITY THROUGHOUT!** Greeted with an entrance hall, a spacious dining room, ground floor W.C, a generous living room and a **FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN.** Enhanced by a breakfast bar, two Velux roof lights, French doors and a **FULL RANGE OF INTERGATED MODERN APPLIANCES.**
The first floor hosts three bedrooms and a **CONTEMPORARY BATHROOM.**
Externally, the property is greeted with a large frontage, sharing **AMPLE OFF-STREET PARKING.** The well-appointed rear garden is a fantastic external escape. Family-friendly and Leaves much to your imagination!
Additional benefits of this **STYLISH & STRIKING SEMI** include modern uPVC double glazing throughout, installed in the last 5 years and gas central heating, via a combination boiler, also installed in the past 5 years.
REVIVED, RE-MODELLED & READY FOR NEW MEMORIES!.. Take a look inside this highly impressive home dressed with a **TOUCH OF CLASS!**

ENTRANCE HALL:	6'10 x 3'11 (2.08m x 1.19m)
DINING ROOM:	10'5 x 7'5 (3.18m x 2.26m)
GROUND FLOOR W.C:	3'9 x 2'7 (1.14m x 0.79m)
GENEROUS LIVING ROOM:	17'9 x 11'9 (5.41m x 3.58m)
OPEN-PLAN LIVING/DINING KITCHEN:	17'10 x 10'1 (5.44m x 3.07m)
An excellent contemporary space. Enhanced via two Velux roof lights, French doors out to the garden and a range of integrated appliances, including a medium height electric oven, four ring induction hob, fridge freezer, dishwasher, washing machine and waste bin storage. Max measurements provided.	
FIRST FLOOR LANDING:	7'6 x 4'6 (2.29m x 1.37m)
Max measurements provided.	
MASTER BEDROOM:	11'10 x 8'10 (3.61m x 2.69m)
Max measurements provided.	
BEDROOM TWO:	11'9 x 8'6 (3.58m x 2.59m)
BEDROOM THREE:	7'7 x 6'10 (2.31m x 2.08m)
CONTEMPORARY FIRST FLOOR BATHROOM:	7'4 x 7'3 (2.24m x 2.21m)

EXTERNALLY:
This eye-catching semi-detached home is perfectly positioned on the outskirts of the Town Centre, ideally located for immediate access onto the A1 and A46 corridor. The property occupies a generous plot. greeted via a shared driveway. There is **AMPLE OFF-STREET PARKING** located in front of the house, which could easily be extended, if further parking was needed. The front garden is currently laid to lawn, with partial shrubs and bushes. There is a fenced right side boundary and a walled front boundary. A concrete pathway leads down to the side entrance door with concealed gas meter and external wall light. The pathway continues to a wooden personal gate, opening into the **WELL-APPOINTED REAR GARDEN.** Predominantly laid to lawn with planted side borders. Hosting a variety of plants, bushes and shrubs. A central concrete pathway leads to the bottom of the garden, with raised paved hardstanding and provision for a garden shed. There is a paved seating area, directly accessed via the uPVC double glazed French doors in the dining kitchen. An outside tap, fully fenced side and rear boundaries.





Approximate Size: 840 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. All of which has been installed in the last 5 years. 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 'B'

EPC: Energy Performance Rating: 'E'

PLEASE NOTE: This rating was given prior to the installation of new uPVC double glazing and other improvements to the property. 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 sought-after residential location, within close proximity into the Town Centre. There is ease of access onto the A1 and A46, with links to Lincoln, Grantham and Nottingham. 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 marketplace 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:

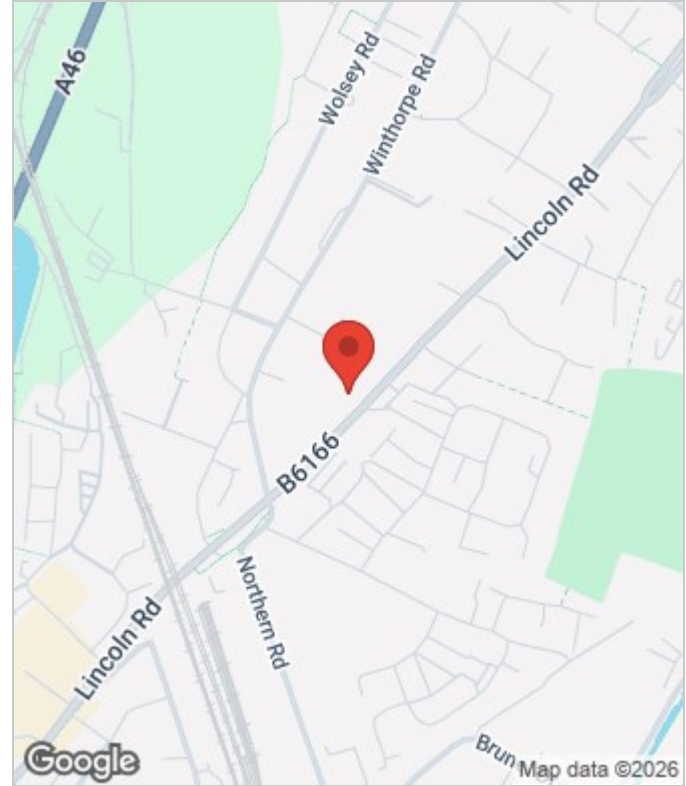
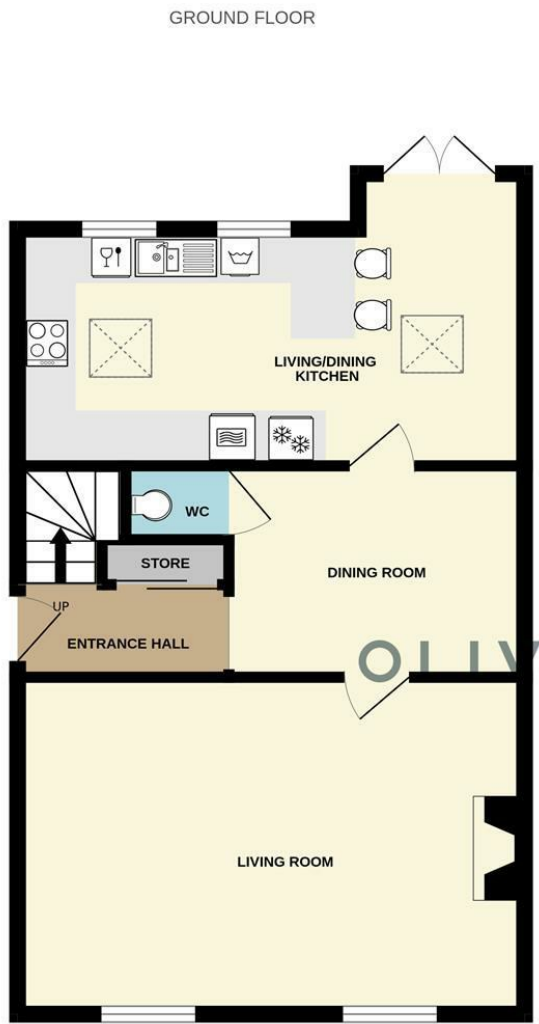
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		86
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

