



Flaxley Lane, Middlebeck, Newark

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OLIVER REILLY 



# Flaxley Lane, Middlebeck, Newark

Guide Price £210,000 - £220,000

- LOVELY SEMI-DETACHED HOME
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- GENEROUS LIVING ROOM & SUPERB DINING KITCHEN
- TWO ALLOCATED PARKING SPACES
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE BEDROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- LOW-MAINTENANCE REAR GARDEN
- POPULAR LOCATION! SCHOOLS & AMENITIES ON-HAND!
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'



Guide Price: £210,000-£220,000. A MAGNIFICENT MODERN GEM!!!

Take a look at this delightful semi-detached home. Perfectly positioned close to amenities, schools and main roads, in a highly renowned residential location.

This PERSONALITY-FILLED RESIDENCE holds an instantaneous homely feeling and offers all you could want... AND MORE!.. to satisfy the demands of modern-day living!

The attractive FREE-FLOWING internal layout comprises: Entrance hall, a ground floor W.C, sizeable living room and a SUPERB DINING KITCHEN. Hosting a range of integrated appliances and French doors out to a delightful paved seating area.

The first floor landing leads into a three-piece family bathroom and three bedrooms. The master bedroom is enhanced via a fitted storage cupboard and a STYLISH EN-SUITE SHOWER ROOM.

Externally, the property promotes a well-connected location, with Newark Town Centre and Balderton both close-by. The house is greeted with TWO PARKING SPACES. Located directly in-front of the house. Ensuring side-by-side off-street parking.

The ATTRACTIVE LOW-MAINTENANCE GARDEN enjoys enough room for the whole family to appreciate. Remaining fully enclosed and prepared for maximum enjoyment!

Additional benefits of this CRACKING CONTEMPORARY HOME include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: B).

This BRIGHT & BEAUTIFUL abode is ready and waiting FOR YOU TO CALL HOME!!!

<b>ENTRANCE HALL:</b>	4'4 x 4'3 (1.32m x 1.30m)
<b>GROUND FLOOR W.C:</b>	5'5 x 3'3 (1.65m x 0.99m)
<b>GENEROUS LIVING ROOM:</b> Max measurements provided.	16'6 x 12'0 (5.03m x 3.66m)
<b>SUPERB DINING KITCHEN:</b> Max measurements provided.	15'7 x 11'1 (4.75m x 3.38m)
<b>FIRST FLOOR LANDING:</b>	6'8 x 3'6 (2.03m x 1.07m)
<b>MASTER BEDROOM:</b> Max measurements provided.	10'10 x 10'10 (3.30m x 3.30m)
<b>EN-SUITE SHOWER ROOM:</b>	7'10 x 4'6 (2.39m x 1.37m)
<b>BEDROOM TWO:</b>	10'1 x 8'3 (3.07m x 2.51m)
<b>BEDROOM THREE:</b>	7'1 x 6'7 (2.16m x 2.01m)
<b>FAMILY BATHROOM:</b>	8'3 x 6'5 (2.51m x 1.96m)

**EXTERNALLY:**

This property enjoys a popular and well-connected location. On the edge of Newark Town Centre and the amenities galore in Balderton. The front aspect is greeted with a small paved pathway. up to the entrance door, with external up/ down light and storm canopy above. There is a gravelled border, with mature shrub. There are TWO ALLOCATED PARKING SPACE. Located directly in front of the house. The left side aspect has a paved pathway with gravelled borders, down to a secure wooden personal gate, opening into the LOVELY LOW-MAINTENANCE GARDEN. Predominantly laid to lawn, with a small range of planted mature bushes/ shrubs. There is gravelled hardstanding and provision for a garden shed. The garden enjoys a LOVELY PAVED SEATING AREA. Directly off the uPVC double glazed French doors in the dining kitchen, with external up/ down light and outside tap. There are fully fenced side/ rear boundaries.





**Approximate Size: 760 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 'B'**

**EPC: Energy Performance Rating: 'B' (84)**

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.

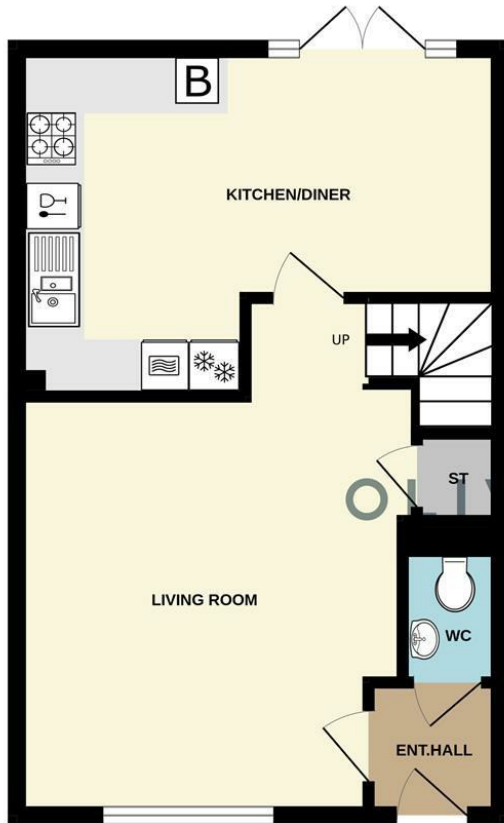
**Draft Details-Awaiting Approval:**

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.

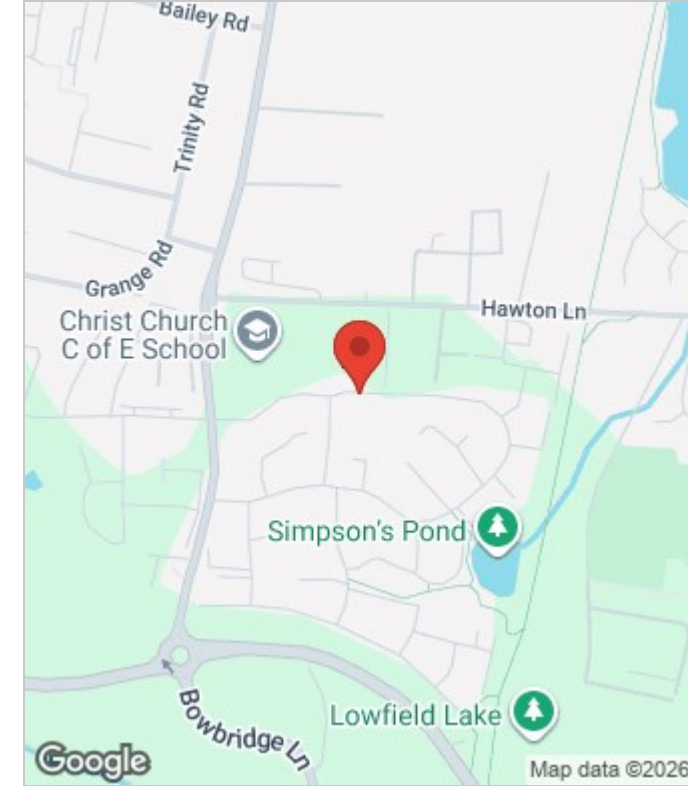
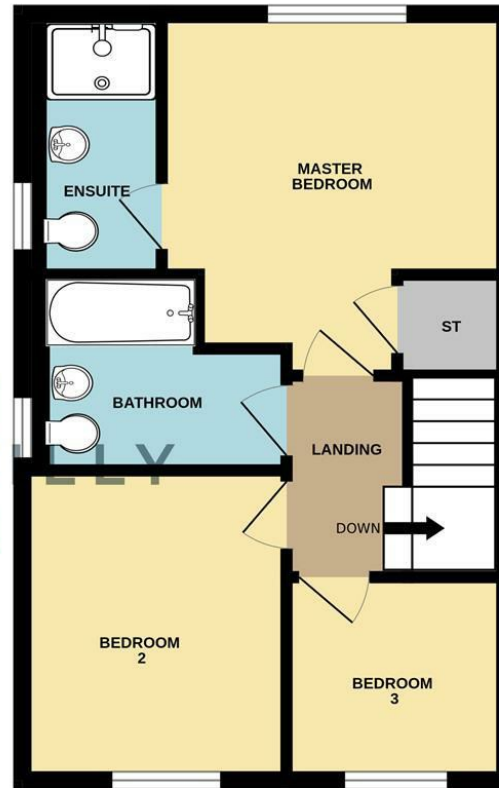




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	