Lysander Place, Fernwood, Newark

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OLIVER REILLY

Lysander Place, Fernwood, Newark

Guide Price £350,000 - £375,000

- STUNNING DETACHED HOME
- LOVELY RESIDENTIAL LOCATION! AMENITIES ON-HAND!
- GROUND FLOOR W.C & UTILITY ROOM
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE TO MASTER
- MULTI-PURPOSE HOME OFFICE & GYM
- FOUR DOUBLE BEDROOMS
- SUPERB BAY-FRONTED DINING KITCHEN
- GENEROUS TRIPLE-ASPECT LIVING ROOM & STUDY
- DETACHED GARAGE STORE & GENEROUS TARMAC DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'B' (85)

Guide Price: £350,000 – £375,000. HIGH STYLE, LOW MAINTENANCE!

FALL IN LOVE... with this fabulous detached family home, occupying a wonderful position in a quiet residential setting with scenic walks, excellent local amenities, and superb transport links close by.

BRIGHT, BEAUTIFUL & BRIMMING WITH PERSONALITY!... This impressive home has been finished to an exceptional standard, with stylish décor and a seamless flow over two floors.

Offering almost 1,500 sq ft of versatile accommodation, the property comprises: Inviting reception hall, a STUNNING OPEN-PLAN DINING KITCHEN- Complete with a range of integrated appliances, French doors opening onto the garden, and internal access to a separate utility room.

The generous TRIPLE-ASPECT LIVING ROOM is flooded with natural light and also benefits from French doors leading outside. The ground floor further offers a separate study/ playroom, together with a convenient cloakroom/W.C.

Heading upstairs, the spacious landing leads to FOUR DOUBLE EBEDROOMS and a contemporary FOUR-PIECE FAMILY BATHROOM. The impressive DUAL-ASPECT principal bedroom features extensive fitted wardrobes and a stylish en-suite shower room.

Outside, the thoughtfully landscaped rear garden provides a tranquil, low-maintenance space that's perfect for both entertaining and relaxing. It also benefits from an attached multi-purpose timber cabin, currently arranged as a home gym and a separate treatment room, which would also make an excellent home office. Both spaces are equipped with power and lighting.

To the front, an extensive tarmac driveway provides ample off-road parking and access to a useful garage store, also with power and lighting.

Further benefits include uPVC double glazing, gas central heating, an EV charger, the remainder of an NHBC warranty, and an excellent EPC rating of B.

Beautifully presented throughout and STYLED TO PERFECTION!.. This is a home that's ready to move straight into! STEP INSIDE... and see for yourself!

RECEPTION HALL: 13'1 x 11'0 (3.99m x 3.35m)
Max measurements provided.

OPEN-PLAN DINING KITCHEN: 20'3 x 14'5 (6.17m x 4.39m)
Max measurements provided.

UTILITY ROOM: 6'8 x 5'5 (2.03m x 1.65m)

GROUND FLOOR W.C: 5'9 x 3'2 (1.75m x 0.97m)

TRIPLE-ASPECT LIVING ROOM: 18'1 x 11'7 (5.51m x 3.53m)
Max measurements provided.

STUDY/ PLAY ROOM: 9'5 x 8'2 (2.87m x 2.49m)
Max measurements provided.

FIRST FLOOR LANDING: 10'5 x 4'3 (3.18m x 1.30m)
With loft hatch access point. Providing a pull-down ladder and boarding for storage.

DUAL-ASPECT MASTER BEDROOM: 18'3 x 11'8 (5.56m x 3.56m)
With dressing area, hosting extensive fitted wardrobes. Max measurements provided.

EN-SUITE SHOWER ROOM: 7'3 x 4'7 (2.21m x 1.40m)

BEDROOM TWO: 17'1 x 9'2 (5.21m x 2.79m)

BEDROOM THREE: 11'7 x 10'9 (3.53m x 3.28m)
Max measurements provided.

BEDROOM FOUR: 12'7 x 8'4 (3.84m x 2.54m)

FOUR-PIECE FAMILY BATHROOM: 9'4 x 6'3 (2.84m x 1.91m)
Max measurements provided.

DETACHED GARAGE STORE: 10'8 x 8'4 (3.25m x 2.54m)
Of brick built construction, with a pitched tiled roof and an EV CHARGER. Accessed via a manual up/ over garage door. Equipped with power, lighting and a loft hatch access point.

ATTACHED HOME OFFICE/ TREATMENT ROOM: 11'8 x 9'9 (3.56m x 2.97m)

Located at the back of the garage. Accessed via a secure personal door, with a uPVC double glazed window to the rear elevation. Currently utilised as a wonderful treatment room. Also boasting great scope to be used as a functional home office, or other variety of purposes. Providing complementary laminate flooring, power and lighting.

MULTI-PURPOSE DETACHED CABIN: 13'5 x 7'7 (4.09m x 2.31m)

Of timber construction. Accessed via double doors, with two windows to the front elevation. Equipped with power, lighting, insulation, WIFI connectivity. Offering great multi-functional- Currently setup as a superb home gym.

EXTERNALLY:

This attractive executive detached home is pleasantly positioned within a sought-after residential location, offering convenient access to a range of local amenities and excellent transport links.

The front of the property is approached via a paved pathway leading to the entrance door, complemented by an external wall light and a double outdoor power socket. The beautifully landscaped front garden features a tasteful selection of plants, shrubs, and bushes, creating an inviting first impression.

To the right-hand side of the property, there is discreet access to the concealed gas and electricity meters. The left-hand side provides a dropped kerb leading onto an extensive tarmac driveway, offering ample off-road parking. The driveway is enhanced with gravelled edging, an EV charging point, and leads to the detached garage/store.

A timber personal gate opens into the thoughtfully landscaped rear garden, designed with low maintenance in mind. Predominantly paved, the garden is complemented by attractive gravel features, partially planted borders, and a small artificial lawn. Additional external features include two double outdoor power sockets, a variety of exterior lighting, and an outside tap. The garden is enclosed by fencing to the left and rear boundaries, with a wall forming the right-hand boundary, providing a good degree of privacy.

The rear garden also provides access to a detached, multi-purpose cabin, ideal for a variety of uses, as well as a separate treatment room/home office situated behind the garage, offering an excellent space for those working from home or a variety of other individual purposes.

Approximate Size: 1,478 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garage, home office or cabin.

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: '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, 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.

Local Information & Amenities: Fernwood

Fernwood is a modern and thriving village located on the outskirts of Balderton, offering an excellent choice of homes suited to first-time buyers, growing families, and investors alike.

The village benefits from a range of convenient local amenities, all within walking distance, including a convenience store, village hall, sports field, hairdressers, takeaway, wine bar, public house, and a brand-new secondary school. A regular bus service also provides easy access to the nearby historic market town of Newark-on-Trent.

Ideally positioned for commuters, Fernwood enjoys excellent transport links, with quick access to the A1 and direct rail services to London King's Cross from Newark North Gate station. The area is also well served by a selection of highly regarded amenities, transport links and secondary schools in Newark, Lincoln, and Grantham.

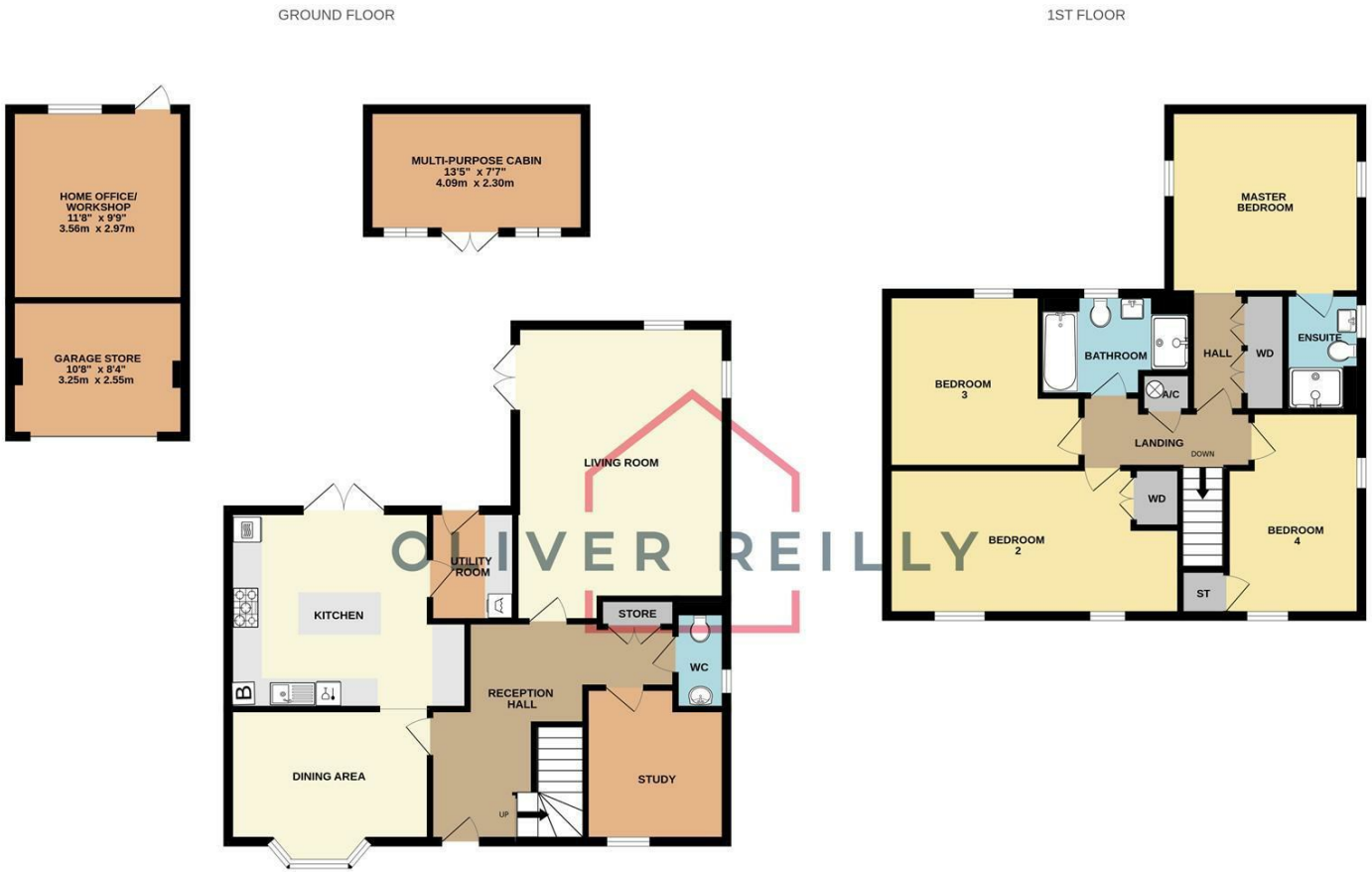
Just 3.5 miles away, Newark-on-Trent offers a rich blend of history and modern convenience. The town features an impressive range of independent boutiques, high street retailers, cafés, restaurants, pubs, and cultural attractions, making it a popular destination for shopping, dining, and leisure.

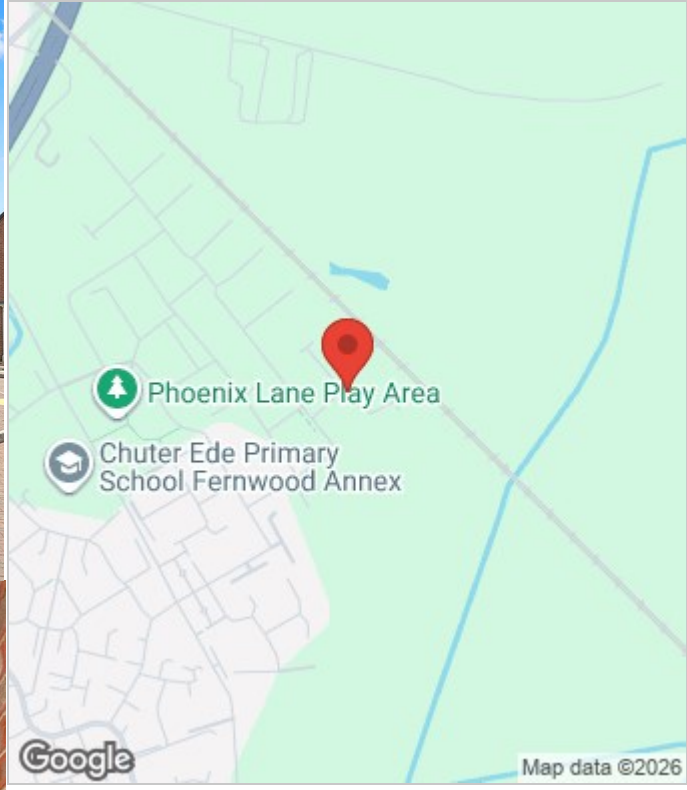
Nearby Balderton provides an additional selection of everyday amenities, including Sainsbury's, Tesco Express, Lidl, Londis, a Post Office, pharmacy, public houses, and well-regarded primary and secondary schools, ensuring everything you need is close at hand.

Money Laundering Regulations:

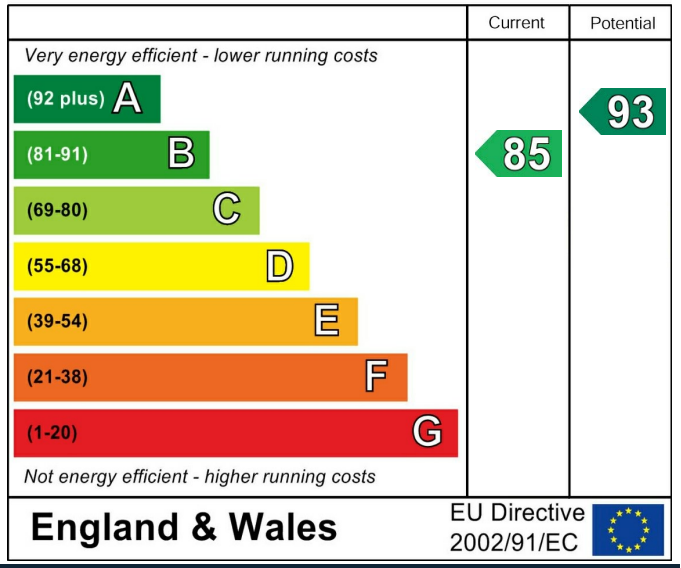
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:





Energy Efficiency Rating



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