



Lincoln Road, Newark

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OLIVER REILLY 



# Lincoln Road, Newark

- INDIVIDUAL DETACHED CHALET BUNGALOW
- CLOSE PROXIMITY TO TOWN & MAIN ROAD LINKS
- LARGE CONSERVATORY WITH UTILITY AREA
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- SCOPE TO MAKE YOUR OWN!
- THREE VERSATILE BEDROOMS
- GENEROUS LIVING ROOM & DINING KITCHEN
- CAPTIVATING 0.18 OF AN ACRE PRIVATE PLOT
- HIGHLY SECLUDED GARDEN WITH DETACHED WORKSHOP
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £250,000-£260,000. PERFECT PROPORTIONS & ONE TO MAKE YOUR OWN!  
Don't let this opportunity pass you by!... To acquire a DELIGHTFULLY INDIVIDUAL detached chalet bungalow. Conveniently situated near to the Town Centre, close to amenities and main road corridors. Captivated by a WONDERFUL 0.18 OF AN ACRE PRIVATE PLOT!

If you're aspiring for SPACE, SCOPE & SUPERB FLEXIBILITY... Then LOOK NO FURTHER! This deceptive gem occupies a versatile 1,600 square/ft layout that allows suitability and functionality for a variety of uses. Presented as an IDEAL BLANK CANVAS for you to cosmetically enhance and inject your own personality!

The DECEPTIVELY GENEROUS accommodation comprises: Storm porch, an inviting entrance hall, a spacious bow-fronted lounge, a COPIOUS DINING KITCHEN and an equally LARGE CONSERVATORY with a useful utility area. Admiring views down the private enclosed garden. There are TWO GROUND FLOOR DOUBLE BEDROOMS both enhanced by EXTENSIVE FITTED WARDROBES and a well-maintained three-piece bathroom.

The first floor provides a FURTHER DOUBLE BEDROOM and a sizeable bathroom. There are two LARGE EAVES STORAGE CUPBOARDS.

Externally, be prepared to FALL IN LOVE with the magnificent plot. Boasting an EXTENSIVE DRIVEWAY suitable for a variety of vehicles, accompanied by a well-appointed front garden and access to a DETACHED SINGLE GARAGE. Providing power and lighting. The TRANQUIL ESCAPE certainly lies in the BRIGHT & BEAUTIFUL REAR GARDEN!.. Hosting space and seclusion. Enhanced by a paved seating area and a DETACHED WORKSHOP. Equipped with power and lighting.

Additional benefits of this HANDSOME & UNIQUE home include uPVC double glazing and gas central heating, via a combination boiler.

Showcasing SPACE, POTENTIAL & A GARDEN TO LOVE!... This is without doubt a home with possibilities. Step inside and see for yourself... Available with NO ONWARD CHAIN!!!

Guide Price £250,000 - £260,000



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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>PORCH:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 5'6 x 1'7 (1.68m x 0.48m)    |
| <b>ENTRANCE HALL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1'71 x 5'5 (5.21m x 1.65m)   |
| <b>BOW-FRONTED LOUNGE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 14'10 x 12'5 (4.52m x 3.78m) |
| <b>GENEROUS DINING KITCHEN:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 16'8 x 10'3 (5.08m x 3.12m ) |
| <b>LARGE CONSERVATORY WITH UTILITY AREA:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 15'5 x 14'6 (4.70m x 4.42m)  |
| Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing tiled flooring, power and lighting, via a ceiling light fitting with fan. Wall mounted electric heater and a fitted utility area. Providing a range of wall and base units, with work surfaces over. A fitted larder cupboard. Partial walled tiled splash backs and an inset sink with drainer, Under counter plumbing/ provision for a washing machine and tumble dryer. uPVC double glazed windows to both side and rear elevations. There is a right sided uPVC double glazed personal door and uPVC double glazed French doors out to a paved seating area, in the private garden. |                              |
| <b>MASTER BEDROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 11'10 x 9'2 (3.61m x 2.79m)  |
| Max measurements provided up to EXTENSIVE FITTED WARDROBES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
| <b>BEDROOM TWO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10'4 x 9'10 (3.15m x 3.00m)  |
| Max measurements provided up to EXTENSIVE FITTED WARDROBES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                              |
| <b>GROUND FLOOR BATHROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 8'1 x 6'4 (2.46m x 1.93m)    |
| <b>FIRST FLOOR LANDING:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 15'2 x 5'5 (4.62m x 1.65m)   |
| <b>BEDROOM THREE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 15'3 x 12'5 (4.65m x 3.78m)  |
| Max measurements provided with reduced head height.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |
| <b>SPACIOUS FIRST FLOOR BATHROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 10'10 x 10'8 (3.30m x 3.25m) |
| <b>DETACHED SINGLE GARAGE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 14'6 x 9'3 (4.42m x 2.82m)   |
| Of brick built construction, with a sloped roof. Accessed via wooden double doors. Equipped with power, lighting and a rear wooden personal door, leading out to a side pathway, down to the rear garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| <b>DETACHED WORKSHOP/OUTBUILDING:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 16'0 x 11'9 (4.88m x 3.58m)  |
| Of timber construction, with a pitched roof. Accessed via a secure sliding personal door and a window to the right side elevation. Equipped with power and lighting. Boasting great scope to be utilised for a variety of purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                        |                              |





#### EXTERNALLY:

This magnificent individual home is convenient set close to the Town Centre and immediately available for links onto the A1 & A46 corridors. This attractive home boasts a MAGNIFICENT 0.18 OF AN ACRE PLOT. Welcomed with dropped kerb vehicular access onto a concrete driveway, leading down to a DETACHED SINGLE GARAGE. This continues to further gravelled hardstanding, which ensure AMPLE PARKING OPPORTUNITIUES. The established front garden is laid to lawn, with a vast array of mature shrubs and bushes, which could be adapted to create further parking. Access to the front entrance porch with external wall light. There are fenced front and side boundaries. A right sided personal gate opens onto a concrete pathway, with an outside light and cold water tap. This leads down to the WONDERFULLY WELL-APPOINTED REAR GARDEN. Basking with a high-level of privacy and complementary planted borders. Filled with a variety of shrubs and mature trees. There is a sizeable paved patio. Directly from the uPVC double glazed French doors in the conservatory. A paved/ concrete pathway leads to the bottom of the garden, with raised concrete hard-standing/ provision for a greenhouse, along with further gravelled hard-standing. There is access into a detached timber workshop, equipped with power and lighting. There is a walled/ fenced left side boundary. Fully fenced right side and rear boundaries.

#### Approximate Size: 1,635 Square Ft.

Measurements are approximate and for guidance only. This includes the eaves storage cupboards.

#### 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 'C'

#### EPC: Energy Performance Rating - 'D'

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:

#### 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.

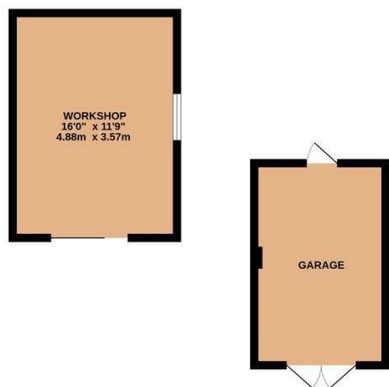
#### Draft Details-Awaiting Approval:

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.

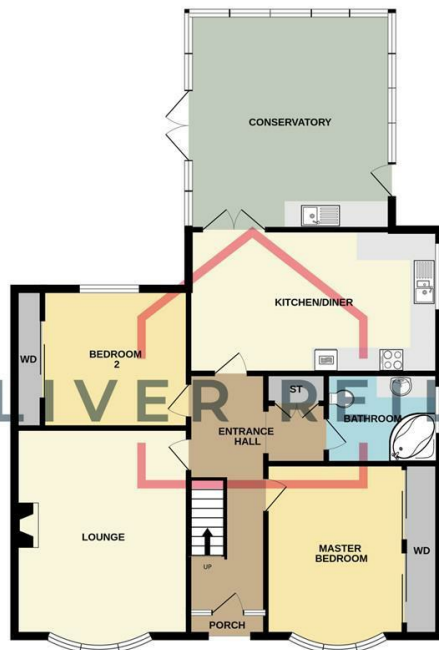




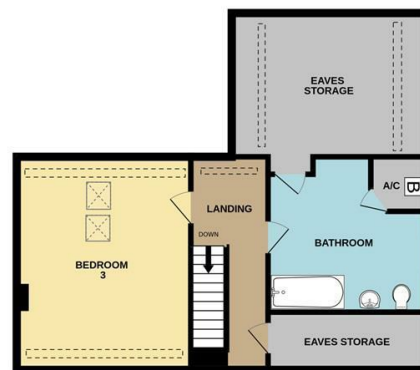
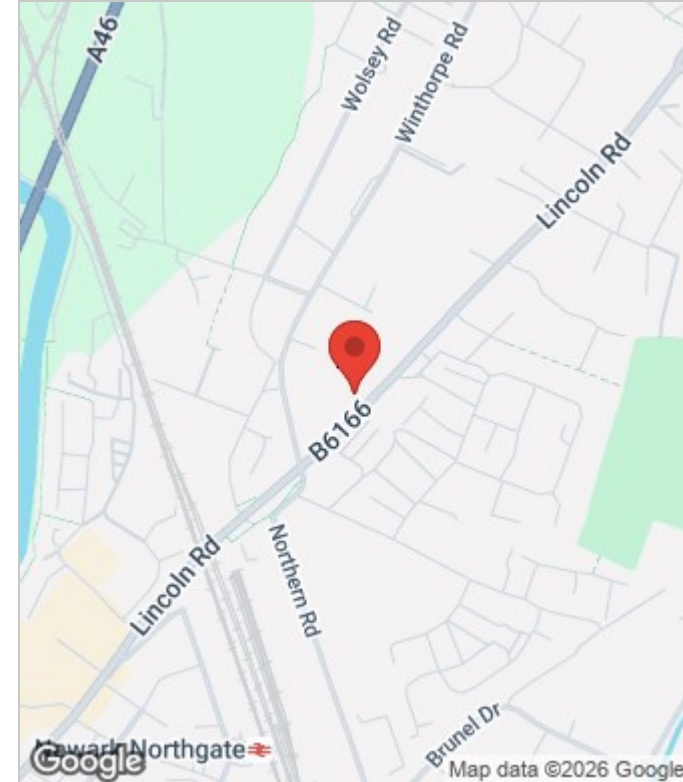
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 60      | 67        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC

