
Linseed Avenue, Newark
3
2
2
OLIVER REILLY



Linseed Avenue, Newark

Offers in excess of £250,000

- IMPRESSIVE DETACHED HOME
- DESIRABLE & CONVENIENT LOCATION!
- GROUND FLOOR W.C & UTILITY ROOM
- INTEGRAL SINGLE GARAGE & MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- THREE BEDROOMS
- FABULOUS OPEN-PLAN DINING KITCHEN
- STYLISH SHOWER ROOM & EN-SUITE BATHROOM
- BEAUTIFULLY LANDSCAPED SOUTH-EAST FACING GARDEN
- SUPERB CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'tbc'

PLANT YOUR ROOTS ON LINSEED AVENUE!

Take a look at this MARVELLOUS MODERN BEAUTY! Offering CONTEMPORARY COMFORT, STYLE & CONVENIENCE ON YOUR DOORSTEP! Perfectly positioned for easy access onto the A1, A46 and into the town centre.

This impressive contemporary home is a HUGE CREDIT TO THE CURRENT OWNERS! Exuding an abundance of warmth, personality and charismatic flair, all of which become apparent from the moment you step inside.

Presented to an EXCELLENT STANDARD THROUGHOUT, the property welcomes you via a practical entrance porch, leading into an inviting inner hallway, a lovely lounge with open access through to a FABULOUS OPEN-PLAN DINING KITCHEN! This superb social space hosts a range of integrated appliances, French doors opening out to the garden and access into a separate utility room, complete with a ground-floor W.C.

The first floor boasts THREE WELL-PROPORTIONED BEDROOMS & a STYLISH SHOWER ROOM. The delightful master bedroom is further enhanced by a tasteful & contemporary EN-SUITE BATHROOM!

Externally, this striking home certainly doesn't disappoint! Boasting GREAT KERB APPEAL, the property is greeted by a generous multi-vehicle tarmac driveway and access into an integral single garage.

THE BEAUTIFULLY LANDSCAPED SOUTH-EAST FACING REAR GARDEN IS A REAL SHOWSTOPPER! Offering a wonderful outdoor retreat, this thoughtfully designed space provides the perfect setting for the whole family to enjoy. Enhanced by TWO IMPRESSIVE INDIAN SANDSTONE SEATING AREAS, it's an ideal spot for summer entertaining or simply unwinding in style!

Additional benefits include uPVC double glazing, gas central heating via a combination boiler installed in the last 3 years, complementary oak internal doors and PROVISION FOR AN EV CHARGING POINT.

READY TO PUT DOWN ROOTS? This is a wonderful example of where thoughtful improvements, impeccable presentation and exceptional attention to detail come together effortlessly!







ENTRANCE PORCH: 4'9 x 4'9 (1.45m x 1.45m)

INVITING INNER HALL: 4'1 x 3'8 (1.24m x 1.12m)

LOVELY LOUNGE: 13'4 x 10'3 (4.06m x 3.12m)
Max measurements provided.

OPEN-PLAN DINING KITCHEN: 17'5 x 9'5 (5.31m x 2.87m)
Max measurements provided.

UTILITY ROOM: 5'5 x 4'10 (1.65m x 1.47m)

STYLISH GROUND FLOOR W.C: 4'10 x 3'8 (1.47m x 1.12m)

FIRST FLOOR LANDING: 6'2 x 5'8 (1.88m x 1.73m)

MASTER BEDROOM: 12'10 x 8'10 (3.91m x 2.69m)

EN-SUITE BATHROOM: 8'11 x 8'1 (2.72m x 2.46m)
Max measurements provided into bay-window.

BEDROOM TWO: 13'6 x 11'2 (4.11m x 3.40m)
.With useful fitted storage cupboard. Max measurements provided.

BEDROOM THREE: 9'6 x 7'7 (2.90m x 2.31m)
With loft hatch access point. Providing a pull-down ladder and boarding for useful storage.

SUPERB MODERN SHOWER ROOM: 6'6 x 5'6 (1.98m x 1.68m)

INTEGRAL SINGLE GARAGE: 16'7 x 8'2 (5.05m x 2.49m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Boasting great scope for additional living accommodation. Subject to relevant approvals.



EXTERNALLY:

This impressive modern detached home enjoys a sought-after residential position, conveniently located for easy access to the A1, A46 and town centre.

The property is approached via a generous multi-vehicle tarmac driveway, providing ample off-street parking, complemented by attractive gravelled borders and a small selection of mature shrubs/hedging. The driveway leads to an integral single garage, featuring two external wall-mounted downlights, with further access to the entrance porch.

To the left-hand side of the property, a paved pathway benefits from provision for an EV charging point, together with decorative gravelled borders. This leads to a uPVC side entrance door providing direct access into the utility room, with a glazed storm canopy above.

The pathway continues through to the beautifully landscaped and well-appointed SOUTH-EAST-FACING rear garden, which is a particular highlight of this impressive home. Predominantly laid to lawn, the garden has been thoughtfully designed to offer an attractive and versatile outdoor space, featuring two Indian sandstone seating areas. Further features include complementary gravelled borders, a paved hardstanding area with provision for a substantial garden shed, and an additional external storage area. The garden also benefits from an outside tap and external security lighting. Fully enclosed by fenced boundaries to the sides and rear.

Approximate Size: 940 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, via a modern combination boiler installed in the last 3 years and uPVC double glazing throughout. All replaced in the past 4 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 'C'

EPC: Energy Performance Rating: 'tbc'- On Order

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.



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.

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.



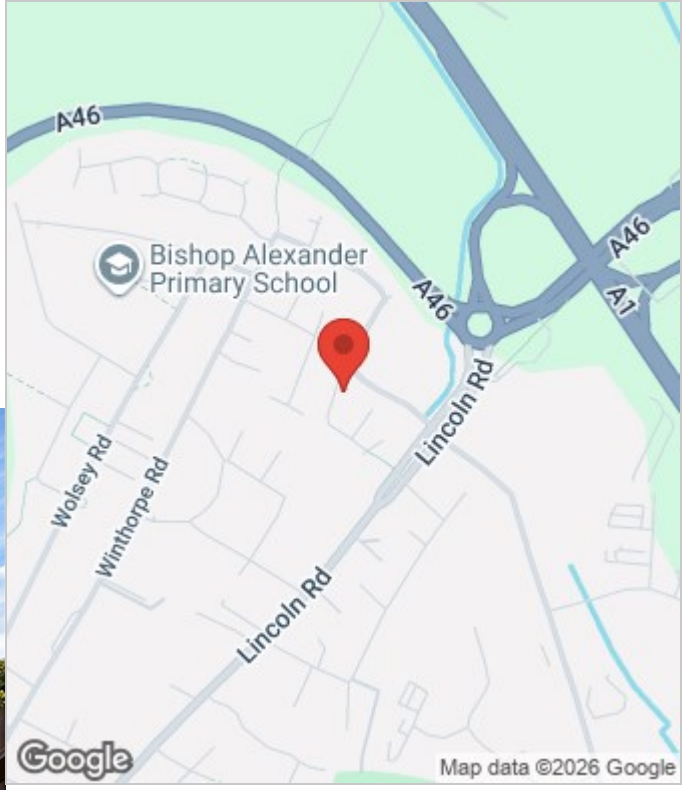
Money Laundering Regulations:

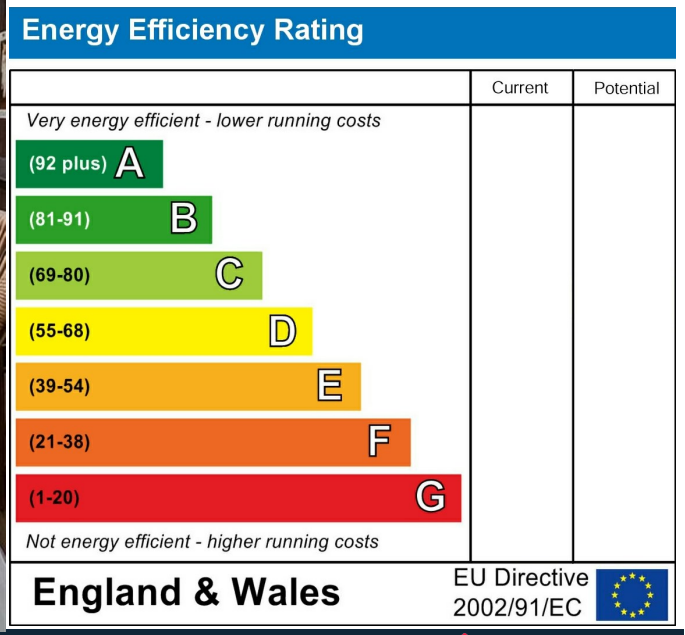
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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

OLIVER REILLY