



Clarks Lane,
Newark, Nottinghamshire, NG24 2EF

NEWTONFALLOWELL 

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Newark, Nottinghamshire, NG24 2EF
Guide Price £125,000

Guide Price: £125,000 - £130,000. A very well maintained semi-detached home situated within a short distance into Newark Town Centre in a highly desirable residential location. This modern family home offers excellent living accommodation comprising: Entrance hall, large living room, spacious fitted dining kitchen, useful conservatory with gas central heating to offer a extra functional living space. The first floor benefits from two DOUBLE bedrooms and a central family bathroom. In addition the property enjoys a well-proportioned and fully enclosed rear garden with an unspoiled outlook to the rear. Further benefits include a sizeable driveway to the front aspect, all uPVC double glazing and gas central heating. This is a welcoming opportunity to acquire a well balanced and much appreciated home that can be enjoyed immediately. Marketed with NO ONWARD CHAIN.

A composite patterned effect double glazed front entrance door opens into:

Entrance Hall

With wood effect vinyl flooring, single panelled radiator, wall mounted alarm control panel, wall mounted electrical rcd consumer unit, textured ceiling, central ceiling light fitting and door giving access to:

Large Living Room

16'5 x 12'3 (5.00m x 3.73m)

(max measurements) With continuation of the wood effect vinyl flooring, single panelled radiator, tv point, upvc double glazed window to front elevation, textured ceiling with central ceiling light fitting, carpeted stairs with open spindle balustrade and handrail rising to the first floor landing, smoke detector, wall mounted central heating thermostat, pir alarm sensor and useful walk in under stairs storage cupboard with shelving provisions, textured ceiling and carpeted flooring. A door gives access to:



Kitchen Diner

12'3 x 6'11 (3.73m x 2.11m)

Fitted with a range of light oak effect Shaker style base units with patterned laminate work surfaces over and complementary wall units, tiled flooring, part wall tiled splash backs, integrated Lamona electric fan assisted oven with four ring Lamona gas hob above and stainless steel extractor hood over, inset stainless steel sink with chrome mixer tap and drainer and double glazed solid hardwood window to conservatory aspect over, wall mounted central heating and hot water thermostat, plumbing provision for under counter washing machine, single panelled radiator, textured ceiling with central ceiling strip light, pir alarm sensor, concealed cupboard housing a Glow Worm Ultimat boiler system and provision for free standing fridge freezer. A solid hardwood patterned effect double glazed obscure door leading into:

Conservatory

12'3 x 7'9 (3.73m x 2.36m)

(max measurements) Being of upvc construction with a part pitched polycarbonate roof with upvc double glazed floor to ceiling windows to left elevation and sliding doors giving access out into the rear garden, double power sockets, tiled flooring, double panelled radiator and wall mounted light fitting.

First Floor Landing

With carpeted flooring, textured ceiling with ceiling light fitting, ceiling mounted smoke detector, access to the loft and doors opening into the two bedrooms and the bathroom.

Bedroom 1

12'3 x 9'9 (3.73m x 2.97m)

(max measurements) With carpeted flooring, single panelled radiator, two upvc double glazed windows to front elevation, tv point and textured ceiling with central ceiling light fitting.

Bedroom 2

12'4 x 6'11 (3.76m x 2.11m)

With carpeted flooring, single panelled radiator, upvc double glazed window to the rear elevation, textured ceiling with central ceiling light fitting and tv point.

Bathroom

8'10 x 4'10 (2.69m x 1.47m)

Fitted with a three piece suite comprising of a pedestal wash hand basin with chrome taps, part wall white tiled splash back with wall mounted vanity mirror with wall mounted light fitting, low level flush w.c., and panelled bath with chrome taps and floor to ceiling white tiled splash back housing electric shower above and curved shower curtain, textured ceiling with central ceiling light fitting, ceiling mounted extractor fan, obscure upvc double glazed window to side elevation, light blue tiled flooring, single panelled radiator and over stairs storage cupboard housing the hot water cylinder with shelving provisions and a wall mounted glass vanity shelving unit.

Outside

The rear garden is well proportioned and maintained with a paved patio accessed from the conservatory, part paved stepping stone pathway leading to the bottom of the garden which is predominantly laid to lawn with hard standing for a plastic outdoor garden store/shed. There is a mature tree and high level fenced boundaries to the left and rear elevations with a superb outlook onto the play park. A paved pathway gives access to an outside tap with part gravelled borders leading to a secure high level gate which gives access to the front of the property onto the driveway and the front of the property where there is a dropped kerb vehicular access onto a tarmacked driveway which provides off street parking for 2-3 vehicles. The front garden is low maintenance being gravelled with mature bushes, trees and planted borders with paved pathway to the front entrance door and paved pathway to the side gate through to side garden with outdoor light fitting and access to the concealed gas and electric meters.

AGENTS NOTE

DRAFT DETAILS - PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS WITHIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY. NO APPLIANCES IN THE PROPERTY HAVE BEEN TESTED BY THE SELLING AGENTS.

Services

Mains water, gas, electricity and drainage are connected.

Directions

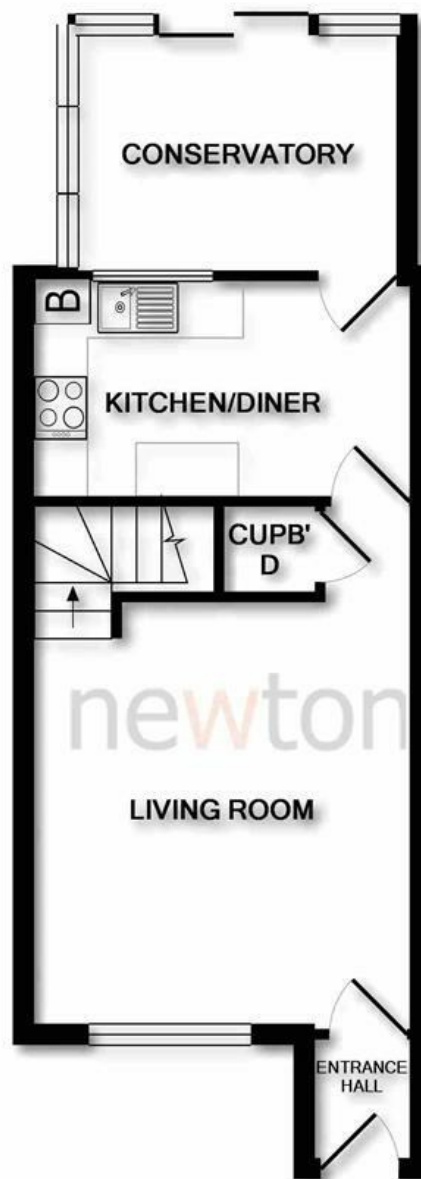
On leaving our office, on Middle Gate proceed down to the right onto Stodman Street, turn right onto Castle Gate, proceed over mini roundabout onto Bar Gate, up to set of traffic lights, straight over, past retail shopping park on left hand side, over bridge, at traffic lights take right hand turning and immediate left onto Strawberry Hall Lane, proceed to the end and turn left onto Clarks Lane.

Local Information

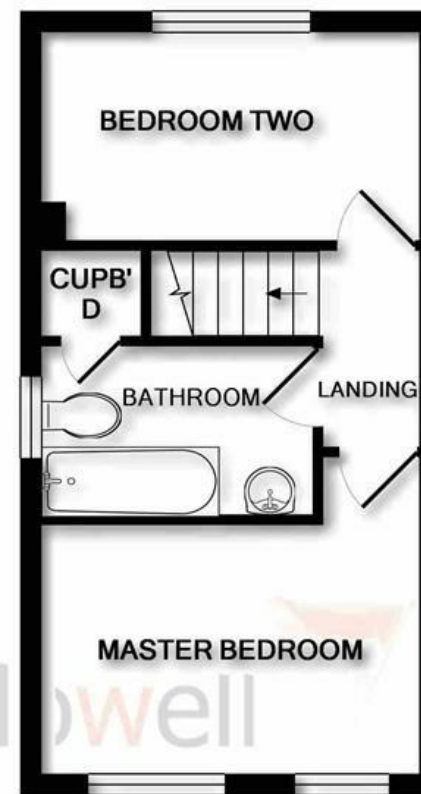
Situated on the banks of the River Trent, Newark is a picturesque town steeped in history. The ruins of Newark Castle have had a huge influence on the unique character of the town. Newark on Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being 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, boutiques, quaint restaurants and attractions in the town with the town's market place overlooked by the Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR