



**Read Close, Fernwood**  
Newark, NG24 3FY

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Guide Price £150,000 - £160,000

GUIDE PRICE £150,000 - £155,000. Extremely well maintained modern end terrace house, providing family sized accommodation comprising of entrance hall, ground floor WC, generous lounge and a spacious dining kitchen. The first floor provides three well-proportioned bedrooms with the master bedroom benefiting from an en-suite, furthermore there is an additional family bathroom. The property enjoys a landscaped SOUTH FACING rear garden with paved outdoor entertainment/patio area, with ample off street parking to the front aspect. The property is set in a quiet cul-de-sac within the highly desirable modern-day village of Fernwood, providing an array of useful on-hand amenities and superb transport links onto the A1 corridor and a short drive into Newark Town Centre. UPVC double glazing throughout and gas central heating. Internal viewings are invited to gain full appreciation of this much loved family home.

#### Entrance Hall

#### Ground Floor W.c.

6'4 x 2'8 (1.93m x 0.81m)



### Lounge

17'5 x 11'6 (5.31m x 3.51m)  
(max measurements)

### Dining Kitchen

15'0 x 8'11 (4.57m x 2.72m)

### First Floor Landing

### Bedroom 1

13'9 x 8'5 (4.19m x 2.57m)  
(max measurements)

### En Suite Shower Room

### Bedroom 2

10'2 x 8'5 (3.10m x 2.57m)

### Bedroom 3

8'8 x 8'3 (2.64m x 2.51m)

### Bathroom

6'3 x 5'6 (1.91m x 1.68m)

### AGENTS NOTES - FERNWOOD

Fernwood properties may be subject to management charges for maintenance of the development, services, sale & purchase and we understand the charges at present are approximately £208 per annum.

### Services

Mains water, gas, electricity and drainage are connected.

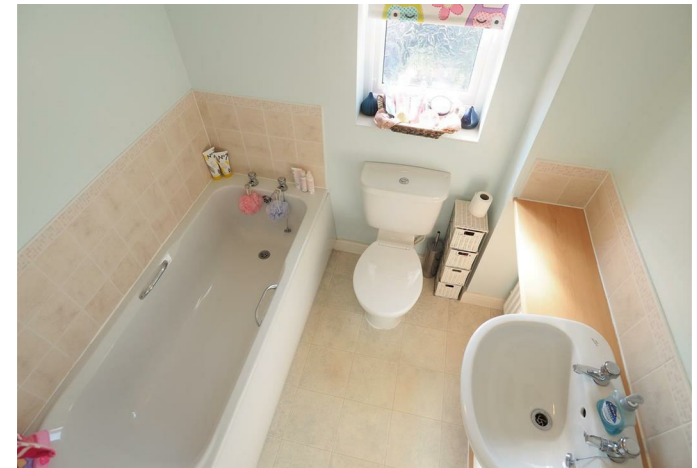
The property benefits from upvc double glazing throughout and gas central heating.

### Directions

From our office on Middle Gate, proceed down to the right onto Stodman Street, turn left onto Castle Gate which leads onto Lombard Street, straight over onto London Road, proceed along London Road passing Highfields School and The Grove Leisure Centre on the left up to traffic lights, proceed straight on up to large roundabout, straight across over A1 bridge, up to second roundabout, take first left into Goldstraw Lane, follow road round onto Dale Crescent and turn left into Read Close and No 2 will be identified by our for sale board.

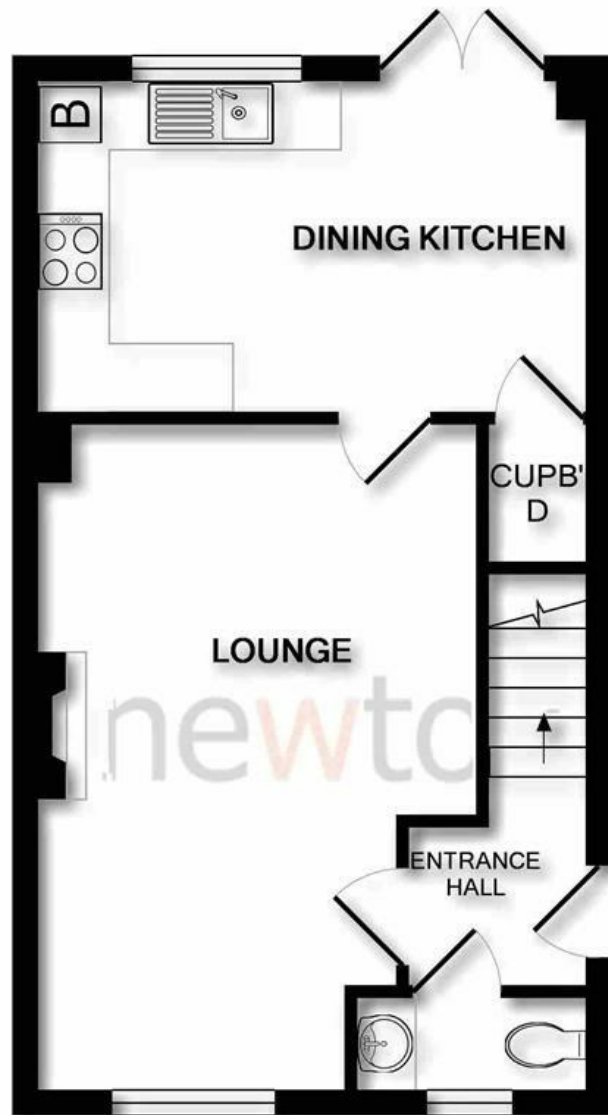
### Local Information

Fernwood Village is a modern complex ideal for families, investment and first time buyers. There are a range of properties to include apartments, three storey homes and large detached properties. In the village there are sports fields, village hall with various activities, new high standard primary school, shop, takeaway, wine bar and hairdressers with family public house nearby and provides good access to secondary schools in the Grantham, Lincoln and Sleaford areas.

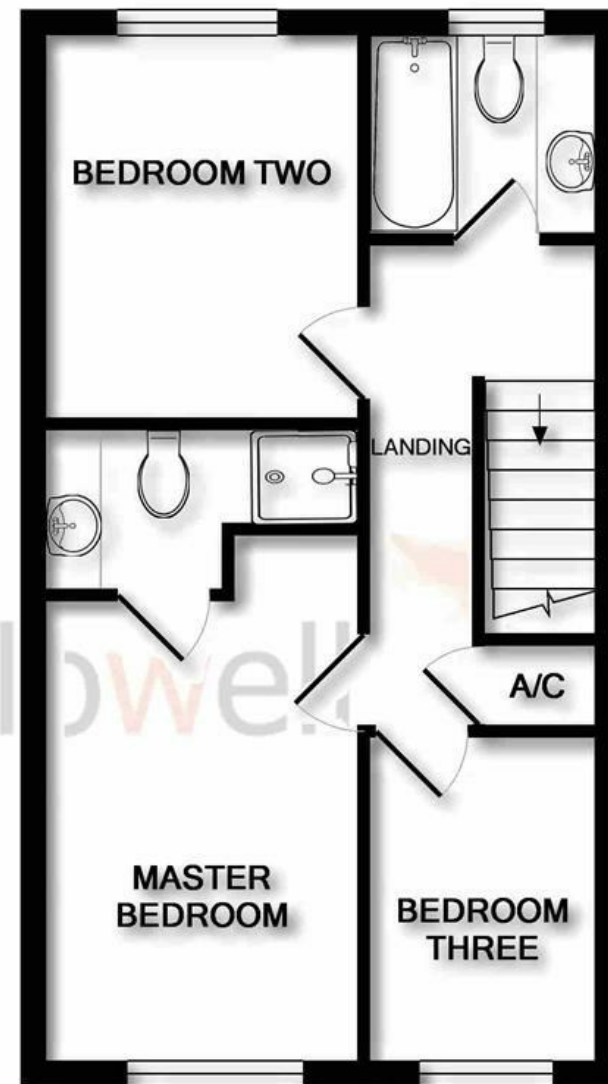




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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