

12 Lovers Lane, Newark, NG24 1HZ

PRICE GUIDE £155,000 - £160,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

*** GUIDE PRICE £155,000 - £160,000 *** A well-presented three-bedroom modern end-terrace house, conveniently situated within walking distance of Newark town centre. Occupying an end plot, the property benefits from larger-than-average gardens extending to the front, side and rear, together with a single garage providing off-road parking. The property would make an ideal purchase for a first-time buyer, investor or those looking to downsize to a modern and conveniently located home close to a good range of local amenities.

The accommodation includes an entrance hallway with a useful storage cupboard, an open-plan lounge and dining room, and a kitchen fitted with a range of modern units and appliances. On the first floor are three bedrooms, comprising two doubles and a single, together with a bathroom fitted with a white suite and shower over the bath. The property benefits from a gas-fired central heating system with a combination boiler and uPVC replacement double-glazed windows.

The house has frontage to Lovers Lane, enclosed by a brick boundary wall, with lawned gardens extending across the front and side. A side gate leads into the enclosed rear garden, which enjoys a good degree of privacy and includes a small patio terrace and lawned areas. A personal door at the rear of the garden provides convenient access into the single garage, with vehicular access from Mumby Close.

Newark is a historic and increasingly popular market town centred around its attractive Georgian Market Square and Castle ruins. The town offers an excellent range of independent shops, cafes, bars and restaurants, together with Waitrose, Morrisons, Asda and Aldi supermarkets and an M&S Foodhall. Recreational facilities include Sconce and Devon Park, riverside walks and Newark Sports and Fitness Centre. The town is particularly well placed for commuters, with access to the A1, A46 and A17, together with two railway stations. Newark Northgate provides direct services to London King's Cross, while Newark Castle offers connections to Nottingham, Lincoln and Leicester.

This mid terraced house was built during the mid 1980s constructed of brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and benefits from a gas fired central heating system and uPVC double glazed windows.

## GROUND FLOOR

### ENTRANCE HALL
UPVC double glazed front entrance door, radiator, stairs off, built in cupboard.

### LOUNGE/DINING ROOM
25'7 x 12'7 (7.80m x 3.84m)
(overall measurements narrowing to 7'3 in the dining area)



UPVC double glazed windows to the front and rear elevations, marble style fireplace and hearth with light wood fire surround. Two radiators, coved ceiling, television point.



### KITCHEN
11'5 x 8'1 (3.48m x 2.46m)



UPVC double glazed rear entrance door and window, ceramic tiled floor covering. Range of fitted modern light wood style kitchen units comprising base cupboards and drawers, working surfaces above, inset stainless steel ink and drainer. Plumbing and space for washing machine. Candy electric oven, gas hob, tiled splashback. Eye level wall mounted cupboards, radiator.

## FIRST FLOOR

### LANDING
With loft access hatch.

### BEDROOM ONE
12'8 x 9'2 (3.86m x 2.79m)



UPVC double glazed window to front elevation, radiator. Built in double wardrobe.

### BEDROOM TWO
10'11 x 9'10 (3.33m x 3.00m)



Radiator, uPVC double glazed window to the front, built in double wardrobe.

### BEDROOM THREE
8'6 x 6'6 (2.59m x 1.98m)



With radiator and uPVC double glazed window to the rear.

### BATHROOM
8' x 5'8 (2.44m x 1.73m)
(measured into the door recess)



High level uPVC double glazed window to the rear, fully tiled walls. Modern white suite comprising pedestal wash hand basin, low suite WC, P shaped bath with glass shower screen, wall mounted electric shower over. Tiling to splashbacks, radiator, built in airing cupboard containing the gas fired combination central heating boiler.

## OUTSIDE



The property occupies a spacious end plot with a larger than average garden which extends to the front and side.

The garden areas are laid to lawn. The property has a walled frontage with pedestrian gate and concrete pathway leading to the front door and a wrought iron side gate. To the side of the property there is a concrete path and yard area, a raised paved area houses a useful timber built garden shed. The rear garden is enclosed with a paved terrace connecting to the rear of the house. The garden areas are laid to lawn and the borders are planted with trees and shrubs. This connects to a raised area at the rear of the garden giving access to a personal door to the concrete sectional single garage.

The single garage is the end one in a block of four sectional concrete construction with up and over door and personal door connecting directly to the rear garden. Communal forecourt area with vehicular access from Mumby Close.



## SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

## TENURE
The property is freehold.

## POSSESSION
Vacant possession will be given on completion.

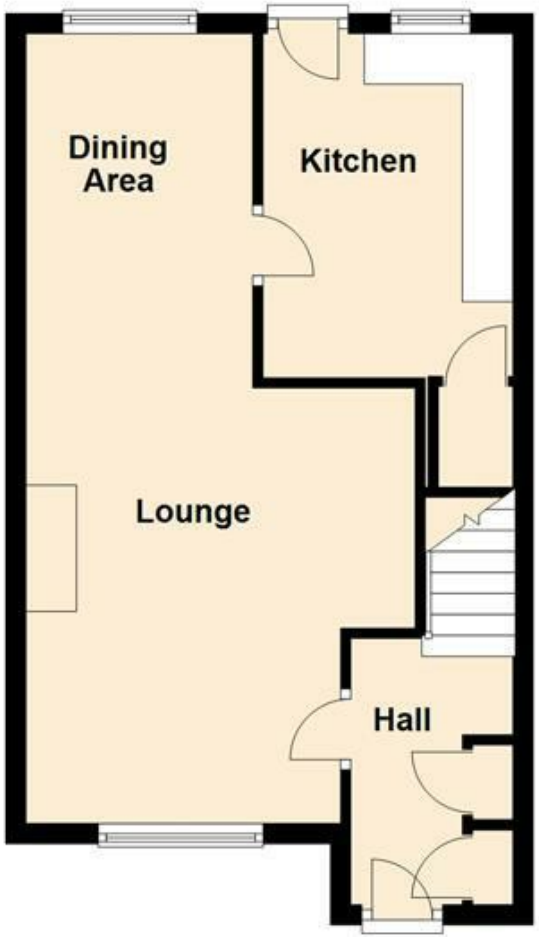
## VIEWING
Strictly by appointment with the selling agents.

## MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band B.

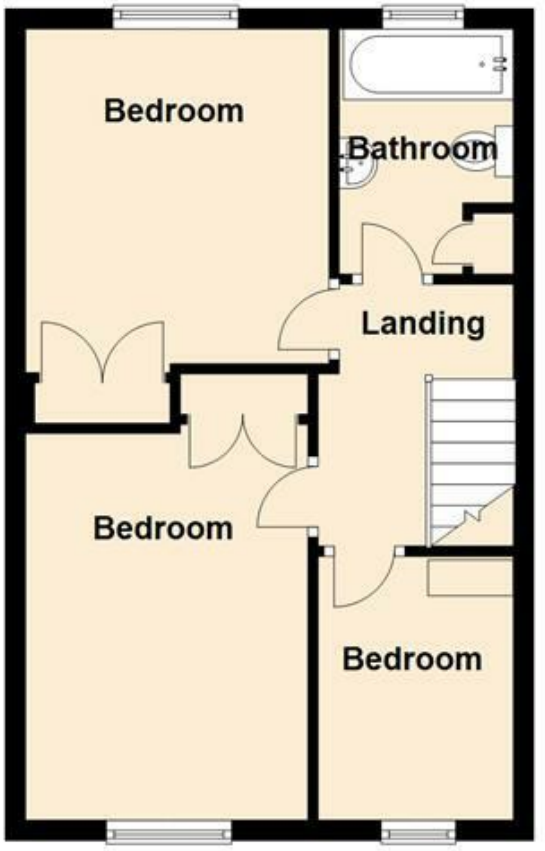
## Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)

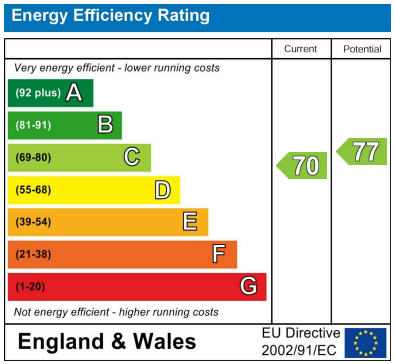



## First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)











*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

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Surveyors, Estate Agents, Valuers, Auctioneers