

15 Wheatsheaf Avenue, Newark, Notts,
NG24 2FL

£259,950

Tel: 01636 611 811

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An extended detached three bedroomed house with master en-suite facility, integral garage and a secluded south west facing garden. The property is situated in a popular residential area close to local amenities and approximately 1 mile from Newark town centre. The property provides well planned accommodation suitable for a modern lifestyle. The house is well presented and available with vacant possession on completion as there is no upwards chain.

The accommodation provides, on the ground floor, an entrance hall, 19' lounge, dining room with French windows to the garden, kitchen with appliances and a breakfast bar. There is a rear porch, utility and downstairs toilet. The first floor provides three good sized bedrooms, master en-suite and family bathroom, the latter refitted 2024.

Externally the rear garden is a particular feature of the property, nicely secluded, private and south west facing. There is an integral garage and the tarmacadam open plan frontage provides parking for two cars.

Central heating is gas fired and the windows are double glazed.

Wheatsheaf Avenue is a popular residential area situated off Lincoln Road. The location is convenient for access to the A1 and A46 trunk roads commuting to Nottingham, Lincoln, north and south. The property is also convenient for Northgate railway station with trains to London King's Cross and the north. Newark also has the benefit of the Castle station with regular services to Lincoln and Nottingham. There is a primary school in the vicinity, the local Co-operative store, convenience store and regular public and school bus services.

The property has an interesting eye-catching design with a rendered gable elevation and Dormer window. The garage is integral to the main building, therefore capable of conversion to living accommodation subject to Building Regulations and Control. The extended kitchen and dining room with French windows is a useful addition to the property making it an ideal family home. The garden requires minimum maintenance. There are two useful garden sheds providing ample storage accommodation.

The following accommodation is provided:

GROUND FLOOR

ENTRANCE HALL
Tiled floor, room thermostat, fitted set of drawers. Radiator.

LOUNGE
18'11 x 9'1 (5.77m x 2.77m)



Fireplace with fitted gas fire, two double panelled radiators, cupboard under the stairs. A pleasant aspect to the frontage.



DINING ROOM
14'2 x 8'11 (4.32m x 2.72m)



Centre opening uPVC French windows to the rear garden and a south west aspect. Finlock radiator.

KITCHEN
16'2 x 9'2 (4.93m x 2.79m)



With wall cupboards, base units, working surfaces incorporating a stainless steel one and a half sink unit and drainer with tiled splashbacks. The Belling range with seven gas rings and gas ovens is included in the sale. Belling extractor hood, breakfast bar, tiled floor and plumbing for a dishwasher.



UTILITY ROOM
9'3 x 4'10 (2.82m x 1.47m)



Viessman gas fired central heating boiler, plumbing for a washing machine, built in cupboard and outside door.

WC
With low suite WC, basin, three quarter tiled walls.

FIRST FLOOR

LANDING
With hatch to the roof space which is boarded for light storage and has an electric light.

BEDROOM ONE
13'3 x 8'10 (4.04m x 2.69m)



Fitted wardrobes with cupboards above, radiator.

EN-SUITE
7'11 x 8'3 (2.41m x 2.51m)
(measured into the Dormer window)



Shower cubicle with chrome fitting and rain shower. Low suite WC, basin with cabinet, double panelled radiator, three quarter tiled walls. Tiled floor.

BEDROOM TWO
13'6 x 8'9 (4.11m x 2.67m)
(measured into the recess)



With a fitted desk/computer worktop, fitted wardrobes, built in cupboard over the bulk head. Radiator.

BEDROOM THREE
9'10 x 7'3 (3.00m x 2.21m)



With radiator.

BATHROOM
5'6 x 6'6 (1.68m x 1.98m)



Refitted 2024 with suite comprising shower bath in a panelled surround with shower screen and shower attachment. Basin and cupboard, low suite WC and tiled floor. There is an extractor fan and the wall tiling incorporates a large mirror.

OUTSIDE
The property has an open plan frontage with tarmacadamed surface and parking space for two cars.

INTEGRAL GARAGE
17' x 8'3 (5.18m x 2.51m)
Double power point, lights, up and over door.



The rear garden has a paved patio, lawned area, small shed and larger storage shed. Outside tap and side gate to the frontage.

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.

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.

VIEWING
Strictly by appointment with the selling agents.

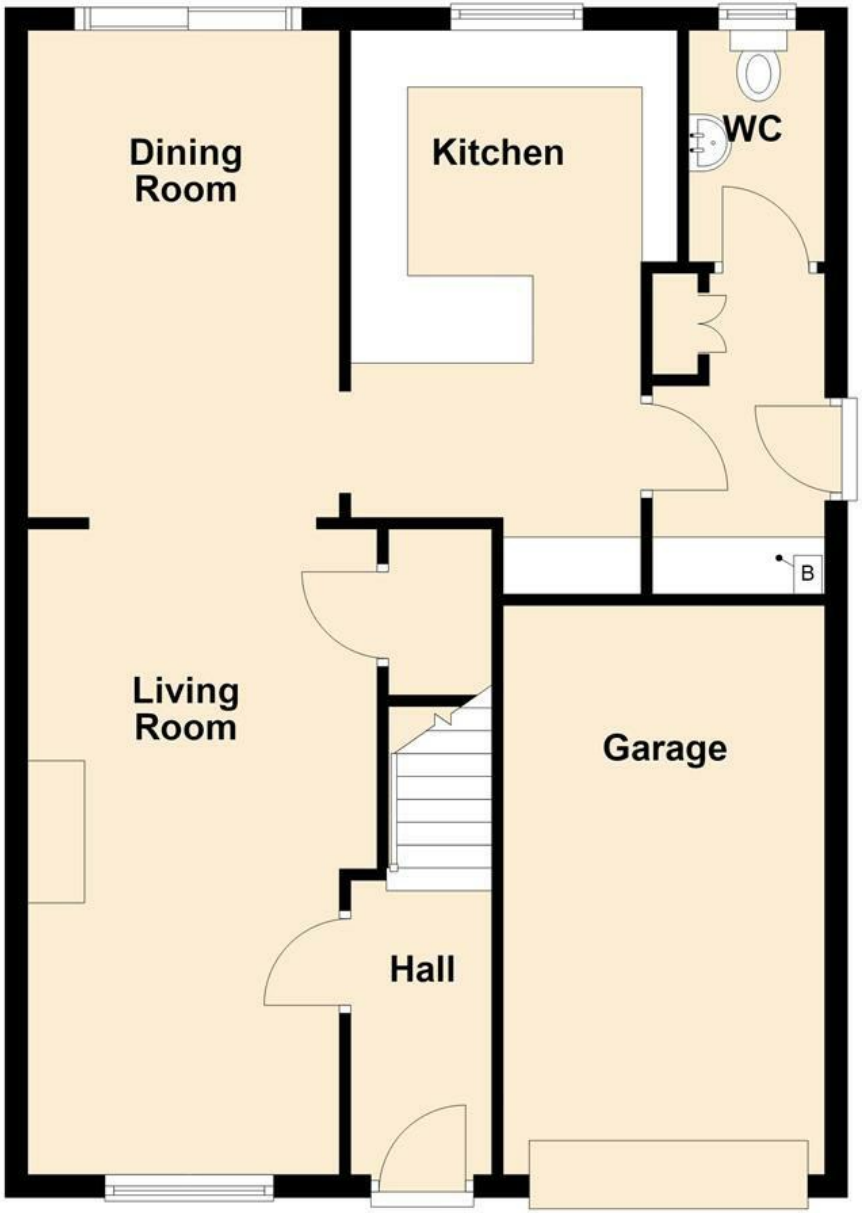
AGENTS NOTE
Some internal photographs of the property have been enhanced digitally to optimise lighting, or remove temporary clutter. No permanent structural features, material defects or neighbouring views have been obscured or altered. The images are for illustrative marketing purposes only. Buyers should rely on their own physical inspection of the property.

COUNCIL TAX

The property comes under Newark & Sherwood District Council Tax Band C.

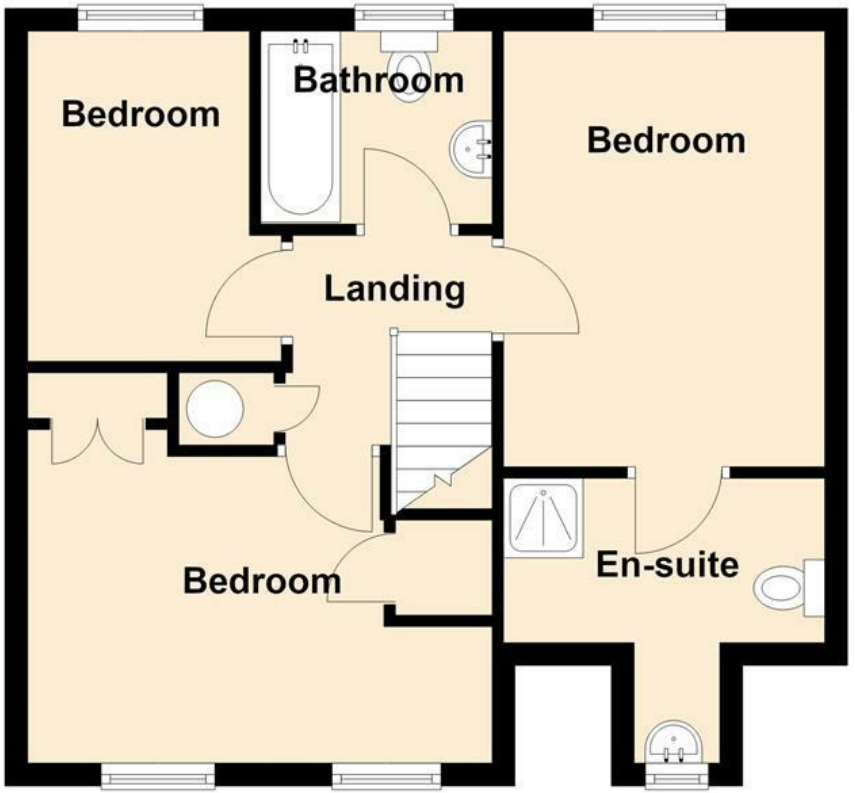
Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)
(excluding Garage)



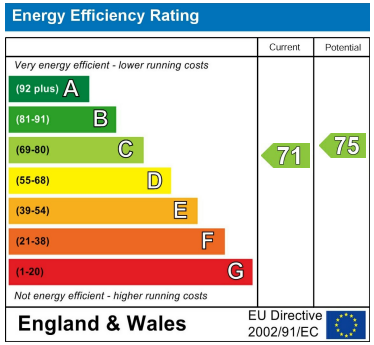
First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 98.4 sq. metres (1058.7 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.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers