



**5 Fairway Crescent, Newton,
Nottinghamshire, NG13 8HJ**

£225,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Mid Terraced Home
- Conservatory At Rear
- Pleasant Aspect To Front & Rear
- Allocated Parking
- Ideal 1st Time Buy
- 2 Double Bedrooms
- Modern Fixtures & Fittings
- Enclosed Garden
- Popular Established Development
- Viewing Highly Recommended

An excellent opportunity to purchase a traditional terraced home within this popular former RAF development, located in a favourable position with a pleasant open aspect to the front and rear. Internally the property offers a versatile level of accommodation lying in the region of 900 sq.ft. and is tastefully presented throughout with modern fixtures and fittings, benefitting from UPVC double glazing and gas central heating.

The accommodation comprises an initial enclosed storm porch which leads through into a really useful cloaks room and, in turn, a boot room providing an excellent level of storage. The central entrance hall again has an excellent level of storage with a walk in pantry. The hallway links through into a dual aspect sitting room with access into the addition of a conservatory with "warm roof" providing a further versatile reception space. The sitting room links through into a fitted kitchen with access out into the rear garden. To the first floor there are two double bedrooms, the principle of which is fitted with a generous range of integrated furniture and offers a pleasant aspect to both the front and rear across to neighbouring greens. A first floor contemporary shower room provides facilities for both bedrooms.

As well as the internal accommodation the property occupies a pleasant landscaped plot designed for relatively low maintenance living with a forecourt frontage what overlooks the green area with parking bays and we understand the property benefits from the use of one parking space with an additional shared space for visitors.

To the rear of the property is an enclosed garden overlooking an adjacent green. The garden has been landscaped to provide various seating areas and is well stocked with shrubs and has an attractive ornamental pond.

Overall this would be an excellent opportunity for a wide range of prospective purchasers.

NEWTON

Amenities are available in the adjacent village of East Bridgford including well regarded primary school, medical centre, public house and local shops. Further facilities can be found in the nearby market town of Bingham including a full range of shops, doctors and dentists, schools, leisure centre and railway station with links to Nottingham and Grantham and from Grantham there is a high speed train to King's Cross in just over an hour. Newton is well placed for commuting close to the A52 and A46 with good road links to the A1 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENCLOSED PORCH

8'9" x 3'5" (2.67m x 1.04m)

Providing a useful enclosed storm porch having ceiling light points, double glazed window to the front, panel effect wall and a further door giving access into:

CLOAK ROOM

5'4" x 3'3" (1.63m x 0.99m)

A useful space providing generous cloaks hanging, having panel effect wall, double glazed window to the front and an open doorway leading through into:

BOOT ROOM

7'5" x 3' (2.26m x 0.91m)

Again providing useful storage with a shelved alcove, ceiling light point and also housing wall mounted consumer unit and gas and electric meters.

Returning to the initial enclosed porch a further double glazed internal door leads through into:

MAIN ENTRANCE HALL

5'7" max x 7'10" max (1.70m max x 2.39m max)

An L shaped entrance hall having a staircase rising to the first floor landing, coved ceiling and a door leading through into the main sitting room as a well as a further door into:

WALK IN PANTRY

7'6" x 3'6" (2.29m x 1.07m)

A really useful space providing an excellent level of storage, having fitted wall and base units as well as a shelved area, laminate work surface and ceiling light point.

KITCHEN

13'5" x 7'8" (4.09m x 2.34m)

Having an aspect into the rear garden and a central green beyond providing a pleasant outlook. The kitchen is fitted with a generous range of modern wall, base and drawer units with brush metal fittings and a U shaped configuration of laminate preparation surfaces with inset ceramic sink and drain unit with brushed metal articulated swan neck mixer tap; integrated appliances including Bosch induction hob and single fan assisted oven beneath; space for free standing fridge freezer, plumbing for washing machine, useful under stairs storage cupboard, double glazed window and exterior door into the garden.

A further multi paned door leads through into:

SITTING ROOM

17'6" x 9'11" (5.33m x 3.02m)

A generous space benefitting from a dual aspect as well as access into a conservatory at the rear which combines to provide an excellent everyday living/entertaining space having a pleasant aspect to the front. The focal point to the room is a chimney breast with a feature

fire surround and mantel with a tiled hearth and inset electric coal effect fire and alcove to side; further door returning to the initial entrance hall, picture rail, double glazed windows to both the front and rear and a further single double glazed French door leading through into:

CONSERVATORY

9'11" x 7'5" (3.02m x 2.26m)

A useful addition to the property providing a further versatile reception space ideal as formal dining, having a pleasant aspect into the rear garden; the room benefitting from a pitched "warm roof", double glazed windows and opening top lights and contemporary column radiator.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a coved ceiling, double glazed window to the rear and further doors, in turn, leading to:

BEDROOM 1

15' x 9'11" (4.57m x 3.02m)

A well proportioned double bedroom flooded with light benefitting from double glazed windows to the front and rear with not only a pleasant outlook to a central green to the front but also the property's own garden and wooded green area to the rear. The bedroom is fitted with a generous range of integrated furniture with full height wardrobes, overhead storage cupboards, complementing side and dressing table and useful low level storage unit.

BEDROOM 2

9'4" min x 10'8" (2.84m min x 3.25m)

Again a double bedroom with a pleasant aspect to the front, having coved ceiling, access to loft space above and double glazed window.

SHOWER ROOM

7'8" x 5'7" (2.34m x 1.70m)

Having a contemporary suite comprising large quadrant shower enclosure with curved sliding glass screen and wall mounted shower mixer with independent handset and extractor above; vanity unit providing useful storage with quartz effect vanity surface over with elliptical washbasin, chrome mixer tap and tiled splash backs; WC with concealed cistern, wall mounted Worcester Bosch gas central heating boiler, contemporary towel radiator and double glazed window to the rear.

EXTERIOR

The property occupies a pleasant plot within this established area of the development, set back behind a low maintenance frontage with a block set pathway leading to the front door and adjacent stone chipping borders with inset shrubs and sleeper edging. The frontage overlooks a parking area (although there is no specific space in the title) plus a shared space for visitors and an aspect beyond to a central green. To the rear of the property is a pleasant, enclosed, established garden bordered by feather edge board fencing and trellising which has

been designed for relatively low maintenance living having paved block set and gravelled seating areas with inset established shrubs and is well stocked with a variety of species; an ornamental pond and useful storage shed. The garden also benefits from an aspect out onto a neighbouring green which forms part of the communal areas of the development.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

There is a management company (Trenchard Close Residents Co. Ltd) responsible for the shared elements of the development. The current (at time of instruction March 2026) annual service charge is £312.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

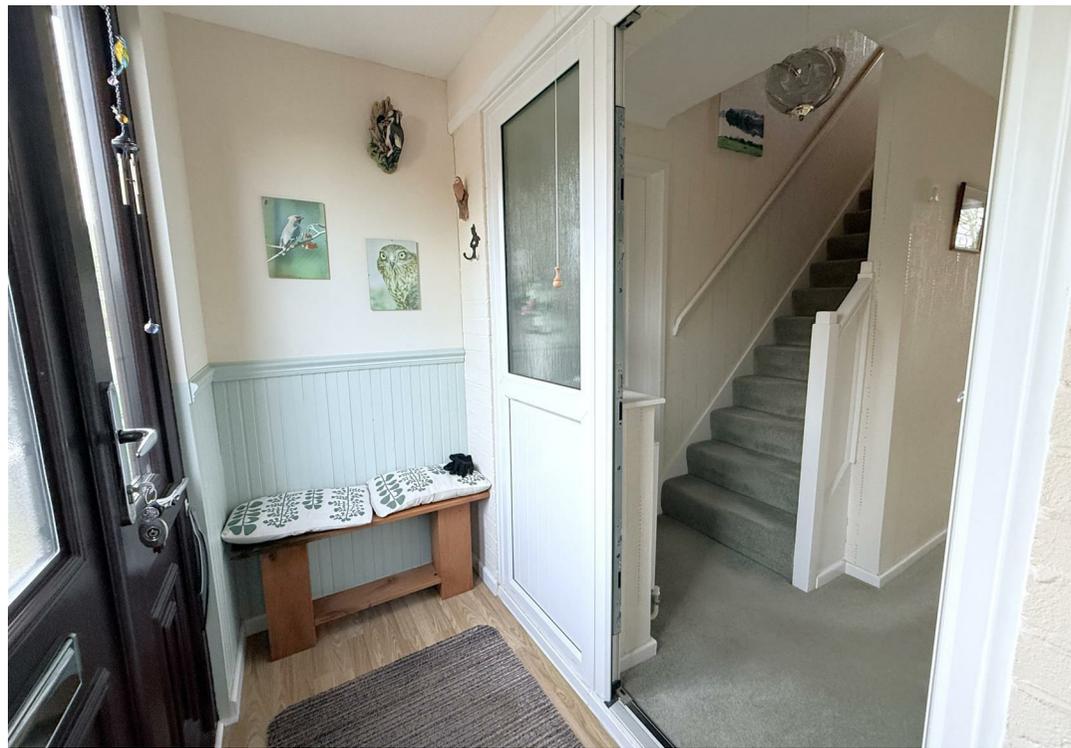
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

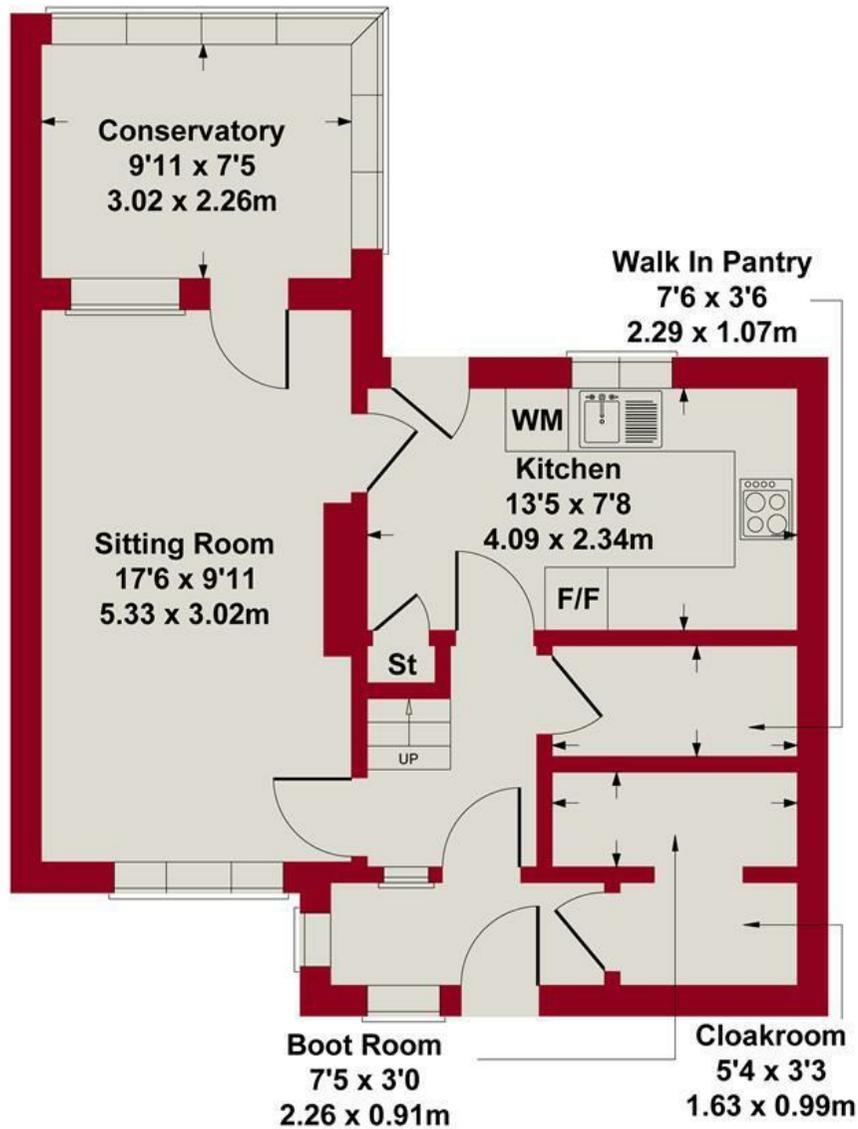




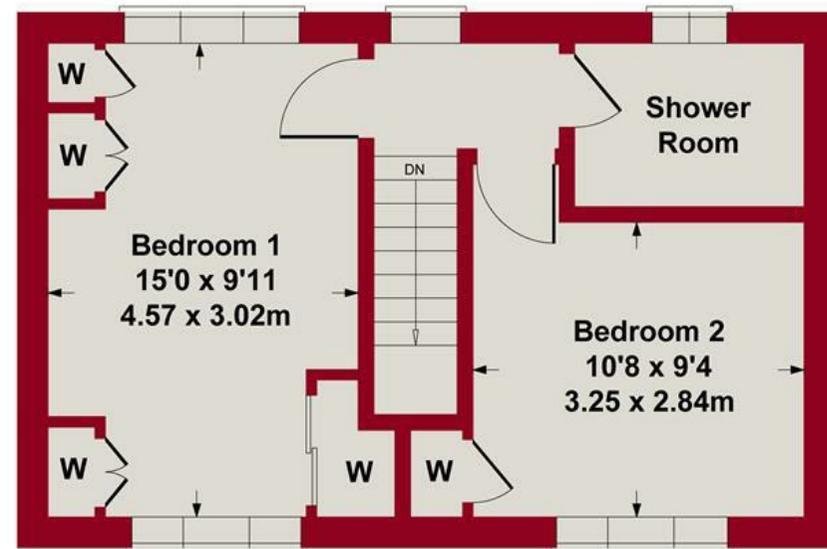








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026





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		
	75	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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 firm's 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 01949 836678



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

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers