



3 Green Lane, Newark, NG24 4BN

£295,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An individually built and designed detached three bedroom bungalow offering spacious and very well presented living accommodation in this secluded location close to Newark town centre. The living accommodation has the benefit of uPVC double glazed windows and electric heating.

The accommodation comprises entrance hall, open plan lounge and dining room with patio doors leading to the rear garden, kitchen with a range of fitted modern units and appliances. There are three family sized bedrooms and a spacious bathroom which has doors connecting to the hallway and bedroom one, a white suite including a bath and additionally there is a separate double shower cubicle.

Outside, the bungalow is positioned on a spacious plot set back with a paved driveway extending to the front and side offering ample off road parking for several vehicles, and leading to a concrete sectional garage/workshop and the secluded rear gardens which offer a good degree of privacy and are laid out with a paved patio terrace at the rear of the bungalow and lawned gardens with shrub borders.

This property would be ideal for those looking to downsize to a good quality modern detached bungalow offering spacious living accommodation and situated within walking distance of Newark town centre.

Newark is an attractive market town within commuting distance of Nottingham and Lincoln. There is easy access to the A1 and A46 dual carriageways which allows fast journey times to Nottingham, Lincoln and Leicester. There are excellent bus and rail links to Nottingham and Lincoln. Fast trains are available from Newark Northgate station with a journey time to London King's Cross of approximately one hour 30 minutes. Newark has excellent town centre amenities including Asda, Morrisons, Aldi, Waitrose supermarkets and an M&S food hall. The attractive, mostly Georgian, market square holds regular markets and offers a variety of niche and chain shops, quality bars, restaurants and cafes including Costa and Starbucks. There is primary and secondary schooling of good repute and a general hospital.

Green Lane is an unadopted road situated off Albert Street

and within walking distance of Newark town centre. The bungalow was built around 1990 and is constructed of brick elevations under a tiled roof covering. The living accommodation benefits from uPVC double glazed windows and Rointe electric radiators which were fitted in January 2021. The accommodation can be described in more detail as follows:

ENTRANCE PORCH

UPVC double glazed entrance door.

ENTRANCE HALL

10'7 x 5' (3.23m x 1.52m)
(plus 13'2 x 3'7)

UPVC double glazed entrance door leading from the porch, loft access hatch, cove ceiling, Rointe electric radiator.

LOUNGE

15' x 13'1 (4.57m x 3.99m)



UPVC double glazed windows to the rear elevation, two Rointe electric radiators. Attractive Louis style fire surround and a marble style fireplace and hearth. TV point, cove ceiling, Dado rail. Open plan to:

DINING AREA

11'9 x 9'11 (3.58m x 3.02m)



Archway leading to:

KITCHEN

11'4 x 10'5 (3.45m x 3.18m)



UPVC double glazed window to side elevation and side entrance door. Range of modern fitted kitchen units comprise base cupboards and drawers, working surfaces over, inset Blanco ceramic one and a half bowl sink and drainer. Integrated appliances include an under counter fridge, Neff dishwasher, Hotpoint electric double oven (new in 2023) and a Hotpoint ceramic hob with extractor over. There is tiling to the splashbacks. Range of wall mounted cupboards, a useful tall pull out larder unit with stainless steel racks and a further tall cupboard with fold out stainless steel racks and shelving. Archway leading to dining room and lounge.

BEDROOM ONE

13'5 x 11'10 (4.09m x 3.61m)



UPVC double glazed bow window to front elevation. Rointe electric radiator, ceiling mounted fan and light.

BATHROOM

11'5 x 8'4 (3.48m x 2.54m)
(narrowing to 9')



Electric Rointe radiator, wall mounted Dimplex fan heater, built in airing cupboard with hot water cylinder and latted shelving. Modern white suite comprising low suite WC, pedestal wash hand basin, panelled bath, half tiled walls. Two uPVC double glazed windows to the side elevation,

vinyl flooring, LED ceiling lights. Double shower cubicle with folding glass screen doors, waterproof shower boards to the walls. Wall mounted electric Aqualisa Aquastream shower over. Doors connecting to bedroom one and the entrance hall.

BEDROOM TWO

12' x 11'2 (3.66m x 3.40m)
(narrowing to 8'4)



UPVC double glazed bow window to front elevation, Rointe electric radiator, cove ceiling.

BEDROOM THREE

9'2 x 9'1 (2.79m x 2.77m)
UPVC double glazed side window, Rointe electric radiator.

OUTSIDE



The bungalow has a secluded position on Green Lane, an unadopted road close to Newark town centre. The bungalow is positioned on a spacious plot with field gates at the entrance leading to a paved driveway at the front with ample parking for three or four cars. The driveway extends along the side of the bungalow with parking possible for another three or four vehicles, or a motorhome or caravan.

GARAGE/WORKSHOP

17'10 x 14' (5.44m x 4.27m)



A concrete sectional garage with what appears to be asbestos sheets to the roof. There is an up and over door, two double power points and a strip light.



The pleasant rear gardens offer a paved terrace along the rear of the bungalow, a garden area with lawn, paved path and gravelled borders planted with trees and shrubs. This lovely garden feels like a little oasis close to the centre of town.

TENURE

The property is freehold.

AGENTS NOTE: Green Lane is an unadopted road and ownership is unknown.

SERVICES

Mains water, electricity and drainage are all connected to the property. There is no mains gas connected to the bungalow. Heating is by Rointe electric radiators fitted in January 2021.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

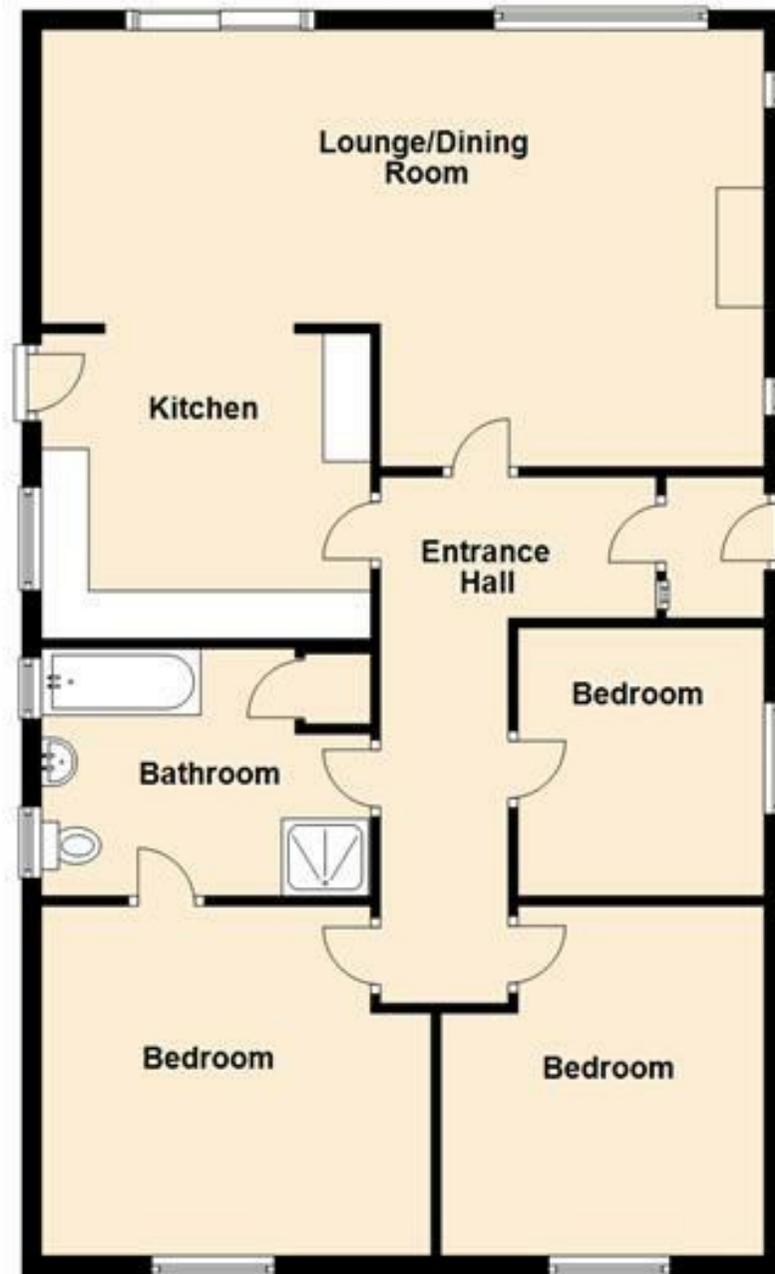
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

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

Floor Plan

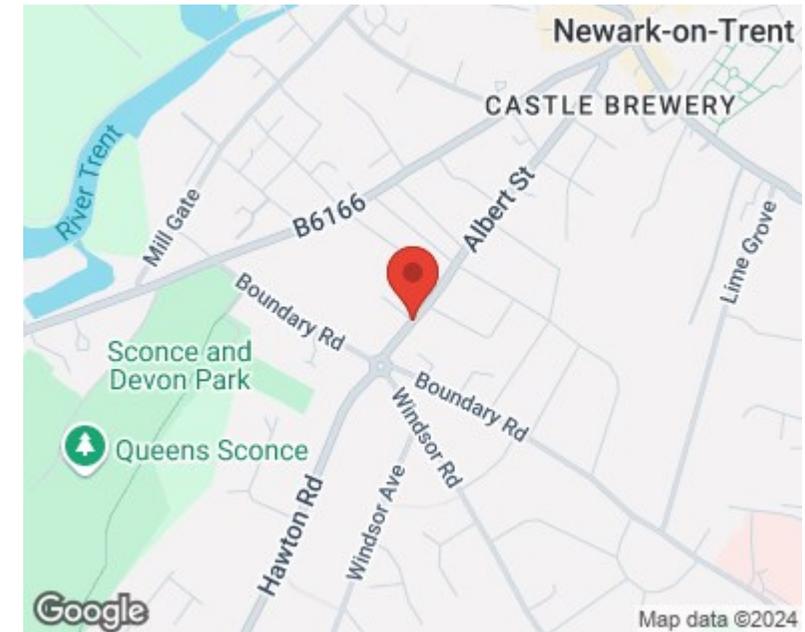
Approx. 97.9 sq. metres (1053.5 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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