JOHNSONS & PARTNERS

Estate and Letting Agency



25 SLINGSBY GARDENS, NEWTON

NOTTINGHAM, NG13 8ZF

£240,000

3 2 1





25 SLINGSBY GARDENS

NEWTON, NOTTINGHAM, NG13 8ZF

£240,000







3 Bedrooms | Modern End-Terrace Home | Impressive Open-Plan Living | Contemporary Fitted Kitchen | Principal Bedroom with En-Suite | Ground Floor WC | Enclosed Rear Garden | Two Parking Spaces |

Contemporary, bright and designed around modern day-to-day living, this beautifully presented three-bedroom home offers an impressive open-plan layout within the popular village of Newton.

Occupying an end position within an established modern development, the property combines clean, neutral interiors with a particularly sociable ground floor – creating a home that works just as well for relaxed evenings as it does for entertaining friends and family.

Step inside through the entrance porch and the sense of space quickly becomes apparent. Rather than dividing the ground floor into a series of smaller rooms, the accommodation opens into one generous kitchen, dining and living space extending through much of the depth of the house.

The kitchen is finished with contemporary cabinetry and a range of integrated appliances, with a peninsula subtly separating it from the living area without interrupting the open feel. There is ample space for a full dining table, while French doors and additional glazing across the rear bring plenty of natural light into the room and create an easy connection with the garden. A ground-floor WC completes the layout.

Upstairs, the principal bedroom is a comfortable double with the added luxury of its own en-suite shower room. Two further bedrooms provide flexibility for children, guests or those needing a dedicated home office, while the family bathroom is finished in a similarly contemporary style with a bath and shower over.

Outside, the rear garden provides a private and manageable extension of the living space, predominantly laid to lawn with a paved patio immediately outside the house – ideal for outdoor dining during the warmer months. Gated side access is another advantage of the end position.

The property also benefits from two parking spaces, adding valuable practicality.

Newton has become an increasingly popular choice for buyers looking for a modern village setting with convenient connections to the surrounding area. Combined with the property's smart presentation and highly usable layout, it makes 25 Slingsby Gardens an appealing option for first-time buyers, young families or anyone looking for a modern home they can simply move into and enjoy.

Entrance Porch

Ground Floor WC

Living Area

Kitchen and Dining Area

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.









Road Map



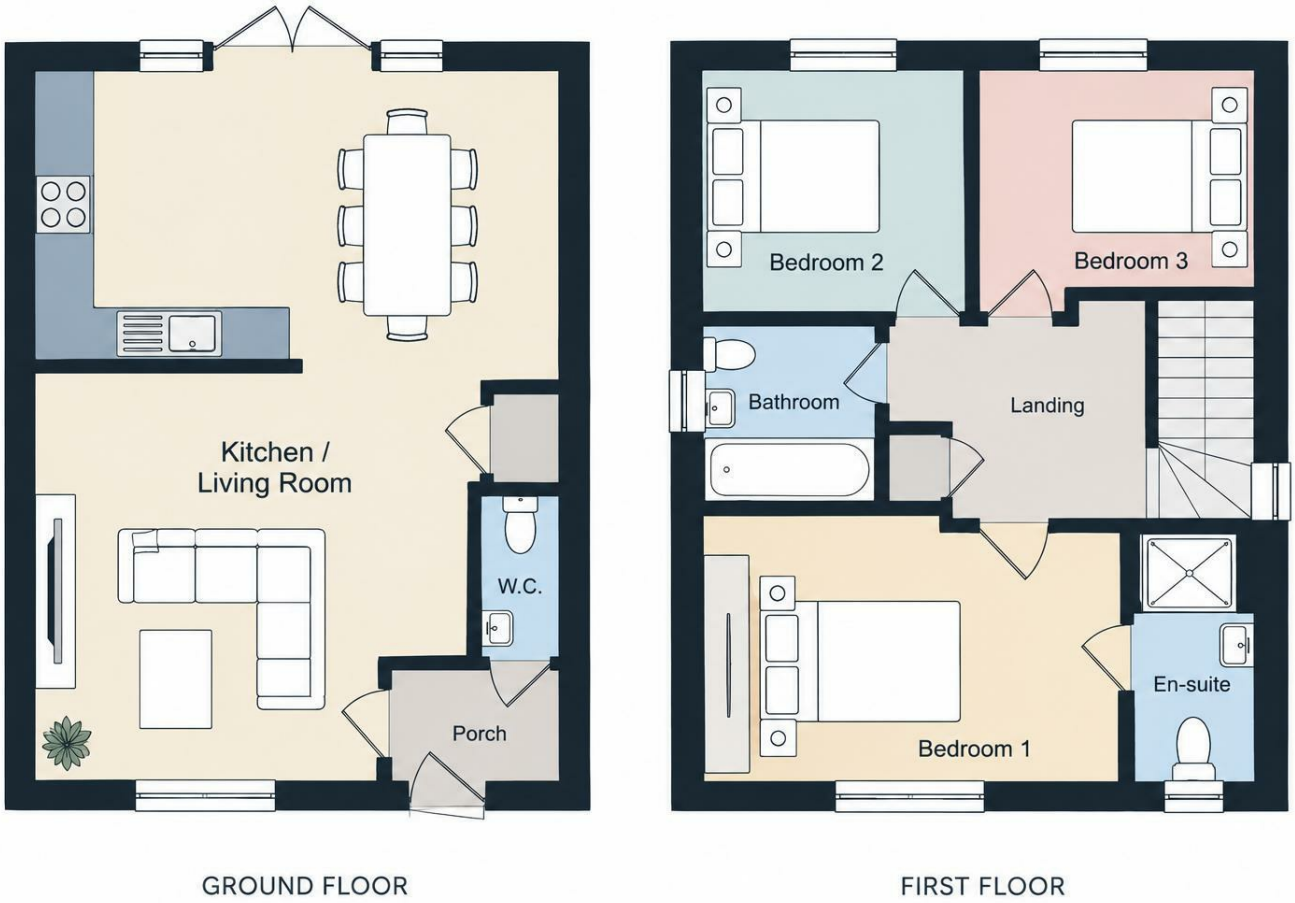
Hybrid Map



Terrain Map



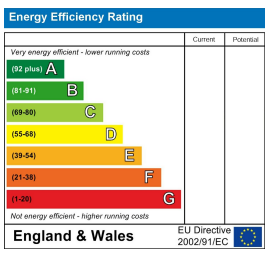
Floor Plan

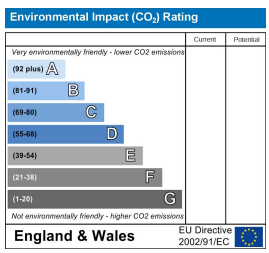


Viewing

Please contact our Burton Joyce Office
on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
T: 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
www.johnsonsandpartners.co.uk