



Marton Road, Newark

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# Marton Road, Newark

- IMPRESSIVE & EXTENDED SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- SUPERB & CONTEMPORARY DINING KITCHEN
- DETACHED BRICK OUTBUILDING & DRIVEWAY TO THE FRONT
- IMPECCABLE PRESENTATION & CLOSE TO TOWN CENTRE!
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH & MODERN FIRST FLOOR BATHROOM
- LOVELY, PRIVATE & WELL-MAINTAINED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £230,000 - £240,000. MAKE YOURSELF AT HOME!!!  
This SPLENDID, SPACIOUS & SUPERB semi-detached home will leave you with full admiration for the exquisite quality and impressive condition, both inside and out! This pleasantly positioned home has been EXTENDED and stands proud in a well-renowned location, close to the Town Centre, amenities and main road corridors.

This outstanding home is a real credit to the existing owners, who have thoughtfully improved the design and layout, maximising space and versatility in every room!

The DECEPTIVELY SIZED internal layout comprises: Entrance hall, a generous bay-fronted lounge, a large sitting/ dining room with open-access through to a MAGNIFICENT MODERN DINING KITCHEN! Hosting a central dining island and an abundance of natural light.  
The first floor landing leads into a STYLISH CONTEMPORARY BATHROOM and three bedrooms.

Externally, this attractive property welcomes a GRAVELLED DRIVEWAY and a WONDERFUL, WELL-APPOINTED & HIGHLY PRIVATE REAR GARDEN. Beautifully maintained, with a variety of secluded seating areas and access to a DETACHED BRICK OUTBUILDING. Equipped with power and lighting.

Further benefits of this heart-felt home include uPVC double glazing, a replacement roof completed in the last 7 years and gas central heating, via a combination boiler.

Set your sights on the MODERN STYLE & IMPECCABLY MAINTAINED presentation associated with this stand-out semi!

Marketed with NO ONWARD CHAIN!!!



## Asking Price: Guide Price



|                                                                                                                                                                                                                                                                         |                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| ENTRANCE HALL:                                                                                                                                                                                                                                                          | 2'10 x 2'9 (0.86m x 0.84m)  |
| BAY-FRONTED LOUNGE:<br>Max measurements provided into bay-window.                                                                                                                                                                                                       | 11'3 x 13'3 (3.43m x 4.04m) |
| GENEROUS SITTING/DINING ROOM:<br>Max measurements provided.                                                                                                                                                                                                             | 16'6 x 12'9 (5.03m x 3.89m) |
| SUPERB CONTEMPORARY DINING KITCHEN                                                                                                                                                                                                                                      | 14'4 x 8'5 (4.37m x 2.57m)  |
| FIRST FLOOR LANDING:<br>With loft hatch access point. Providing a pull-down ladder, extensive boarding for storage. There is a Velux roof-light to the front and rear roof elevation, Boasting exciting potential for a variety of uses. Subject to relevant approvals. | 5'4 x 2'9 (1.63m x 0.84m)   |
| MASTER BEDROOM:                                                                                                                                                                                                                                                         | 13'4 x 9'8 (4.06m x 2.95m)  |
| BEDROOM TWO:<br>Max measurements provided.                                                                                                                                                                                                                              | 12'9 x 8'2 (3.89m x 2.49m)  |
| BEDROOM THREE:<br>Max measurements provided.                                                                                                                                                                                                                            | 10'1 x 6'7 (3.07m x 2.01m)  |
| MODERN FAMILY BATHROOM:<br>Max measurements provided.                                                                                                                                                                                                                   | 9'7 x 5'4 (2.92m x 1.63m)   |

**DETACHED OUTBUILDING:**  
Of brick built construction with a sloped roof. Accessed via a wooden personal door with a window to the left side elevation. Equipped with power/ lighting. Providing great external storage space.

**EXTERNALLY:**  
This outstanding and extended home is positioned in a pleasant, quiet and convenient location. On the outskirts of the Town Centre and well-connected to main road links. The front aspect is greeted with dropped kerb vehicular access onto a gravelled driveway, with an established frontage. Enjoying well-tended mature bushes and a walled front boundary. A wooden right side personal gate opens through to a gravelled pathway, down to a lovely and private raised seating deck. This leads down to the DELIGHTFUL & SECLUDED REAR GARDEN. Predominantly laid to lawn. Hosting two paved seating areas and access into the detached brick outbuilding. There is provision for a garden shed, an outside tap, high-level conifer hedged side and rear boundaries. All enhancing to retain a vast degree of privacy, all year round.



These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

#### **Approximate Size: 850 Square Ft.**

Measurements are approximate and for guidance only.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'B'**

#### **EPC: Energy Performance Rating: 'D' (57)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### **Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### **Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

#### **Money Laundering Regulations:**

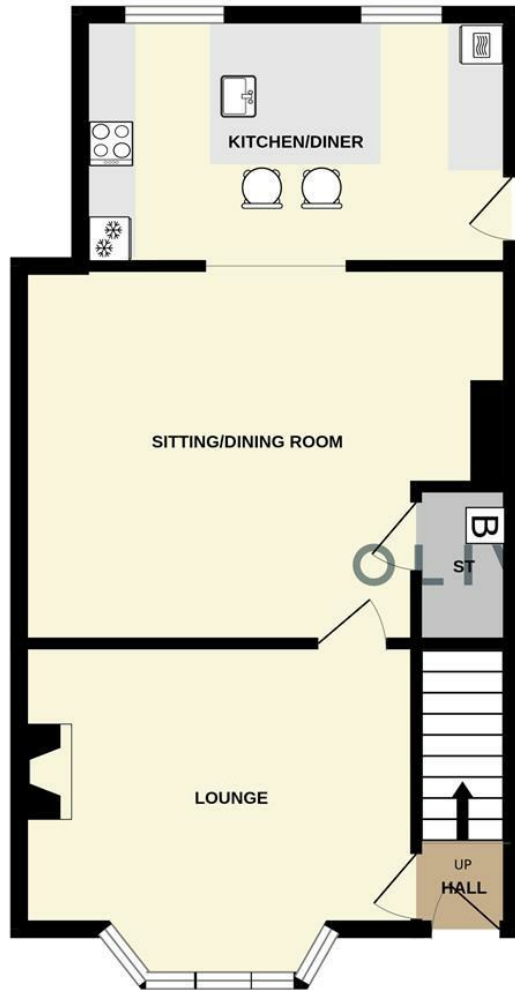
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **Draft Details-Awaiting Approval:**

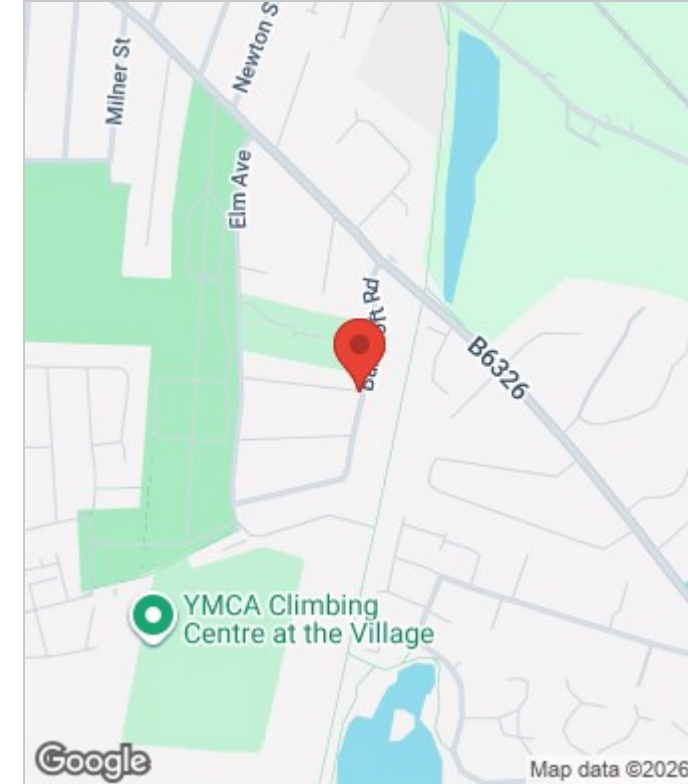




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>57</b> | <b>71</b> |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC

