



Clarks Lane, Newark





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Guide Price £180,000 - £190,000



<b>ENTRANCE HALL:</b> Max measurement's provided.	133 x 52 (4.04m x 1.57m)
<b>MODERN FITTED KITCHEN:</b>	11'3 x 6'1 (3.43m x 1.85m)
<b>GENEROUS LOUNGE/DINER:</b> Max measurement's provided.	17'6 x 11'7 (5.33m x 3.53m)
<b>FIRST FLOOR LANDING:</b> Max measurement's provided.	6'4 x 4'5 (1.93m x 1.35m)
<b>MASTER BEDROOM:</b> Max measurement's provided up to extensive fitted wardrobes.	9'7 x 9'4 (2.92m x 2.84m)
<b>BEDROOM TWO:</b> Max measurement's provided.	12'2 x 8'1 (3.71m x 2.46m)
<b>BEDROOM THREE:</b>	9'2 x 6'7 (2.79m x 2.01m)
<b>STYLISH CONTEMPORARY SHOWER ROOM:</b> Max measurement's provided.	13'1 x 5'9 (3.99m x 1.75m)
<b>INTEGRAL SINGLE GARAGE:</b> Accessed via a manual up/ over garage door. Equipped with power and lighting, via a ceiling strip-light. Access to the gas/ electricity meters and the electrical RCD consumer unit. A secure right sided fire door opens into the entrance hallway. The garage space offers excellent scope to be utilised into additional living accommodation, subject to relevant approvals.	16'10 x 7'7 (5.13m x 2.31m)

## EXTERNALLY:

This well-maintained modern home is positioned in a quiet yet convenient cu-de-sac, on the outskirts of Newark Town Centre. The front aspect provides dropped kerb vehicular access onto a tarmac driveway, with access into the integral single garage. There is an additional paved off-street parking space, adjacent to the tarmac drive. Ensuing side-by-side parking. A paved pathway with gravelled borders leads to the sloped tiled roof entrance porch and front door. The right side aspect has an outside tap and secure wooden personal gate, opening into the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a crazy-paved seating area. Directly accessed via the uPVC double glazed French doors in the lounge/diner. There is provision for a garden shed. There is an external security light, fully fenced side and rear boundaries.

- MODERN SEMI-DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC
- GENEROUS LOUNGE/DINER
- INTEGRAL SINGLE GARAGE & MULTI-CAR DRIVEWAY
- IDEAL FIRST TIME FAMILY HOME

- THREE BEDROOMS
- CONTEMPORARY KITCHEN & STYLISH SHOWER ROOM
- LOVELY & WELL-APPOINTED REAR GARDEN
- EASE OF ACCESS TO TOWN CENTRE & MAIN ROADS
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'tbc'

Guide Price: £180,000 - £190,000. A MODERN-DAY NEXT MOVE!

This attractive semi-detached home is pleasantly positioned in a quiet, desirable and convenient residential cul-de-sac, only a stones throw away from Newark Town Centre. Allowing ease of access onto main road corridors and to a range of amenities, including both train stations. One of which has a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Station.

This lovely well-maintained home enjoys a tasteful and free-flowing internal layout, comprising; Entrance hall, a stylish modern kitchen, GENEROUS LOUNGE/DINER with French doors out to a paved seating area.

The first floor landing hosts a STYLISH CONTEMPORARY SHOWER ROOM and THREE BEDROOMS. The master bedroom is enhanced by EXTENSIVE FITTED WARDROBES!

Externally, the property occupies a wonderful position in the cul-de-sac, greeted with a MULTI-VEHCILE DRIVEWAY. Ensuring side-by-side off-street parking and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and great scope to be utilised into additional living accommodation, subject to relevant approvals.

Further benefits of this SUPERB & STYLISH SEMI include uPVC double glazing and gas central heating, via a modern combination boiler.

Presenting A PERFECT PLACE TO CALL HOME!... Do not delay, book your viewing today!





**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.

**Approximate Size: 870 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral single garage.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'tbc'--On Order**

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 popular 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. 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:**

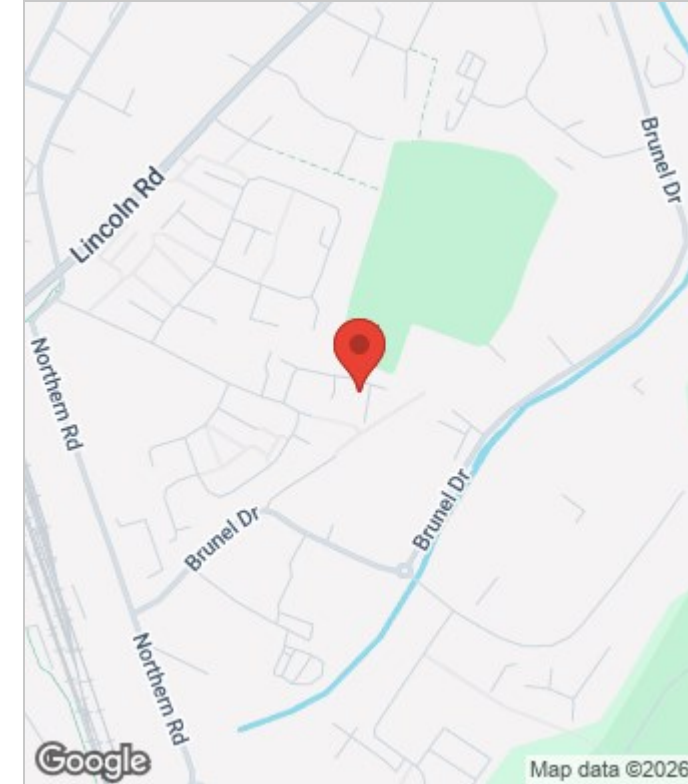
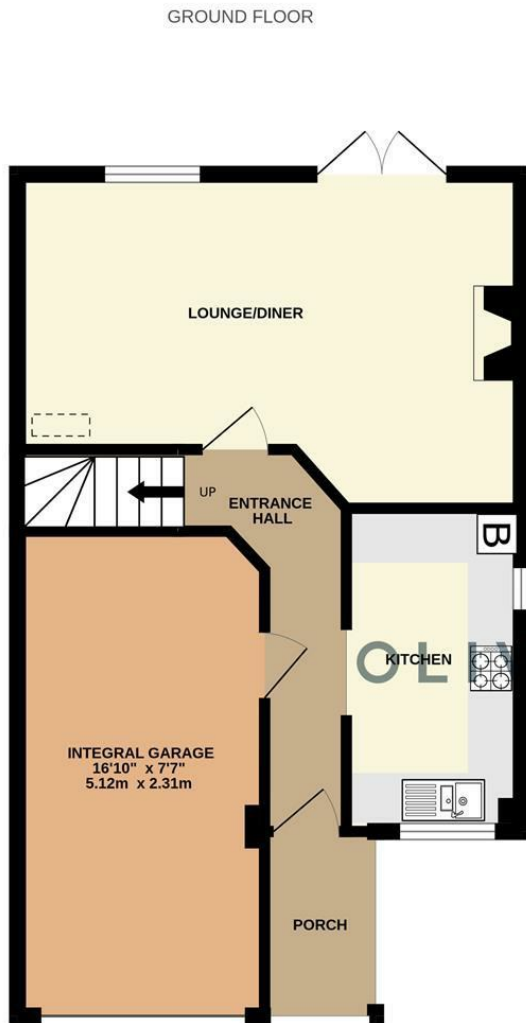
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**



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.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	