



Grange Road, Newark

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 OLIVER REILLY



Grange Road, Newark

- SUPERB EXTENDED SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- STYLISH MODERN KITCHEN & SHOWER ROOM
- EXTENSIVE TARMAC DRIVEWAY
- EXCELLENT CONDITION! A MUST VIEW!
- THREE WELL-PROPORTIONED BEDROOMS
- THREE RECEPTION ROOMS
- ATTACHED GARAGE & WORKSHOP
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'B'

Guide Price: £210,000 - £220,000. STUNNING GARDEN & AN EXTENSIVE EXTENSION!

Take a look at this highly impressive semi-detached STUNNER!... Before its too late!

Enjoying a popular and convenient residential position, close to Newark, Balderton and a combined array of excellent on-hand amenities.

This magnificent family-sized home is a credit to the existing owner!... Having created, improved and maintained such an eye-catching home, STANDING PROUD in all its glory!

This handsome and homely abode presents a generous and flexible internal layout, comprising: Entrance hall, a sizeable bow-fronted lounge, dining room, STYLISH MODERN KITCHEN and a LARGE DUAL-ASPECT FAMILY/ SITTING ROOM. Promising wonderful multi-purpose potential. The galleried landing leads into a CONTEMPORARY SHOWER ROOM and three well-proportioned bedrooms. Two of which provide FITTED WARDROBES.

Externally, the house occupies an enviable plot. Greeted with a GATED TARMAC DRIVEWAY. Ensuring ample off-street parking for a variety of vehicles, leading down to an ATTACHED SINGLE GARAGE and adjoining workshop. Both equipped with power and lighting.

If you think the complements for this outstanding home stop there... YOU ARE MISTAKEN!... Wait until you set your eyes on the BEAUTIFULLY LANDSCAPED REAR GARDEN!... A MESMERISING EXTERNAL OASIS! Thoughtfully designed, with maximum enjoyment in-mind! Showcasing a selections of secluded paved seating/ entertainment areas, with an unspoiled open outlook behind.

Further benefits of this CLASSY, MODERN AND STYLISH home include uPVC double glazing (majority replaced in the last three years), gas central heating, via a combination boiler installed in the last two years and leased solar panels to the rear aspect.

This is the THE UPGRADE YOU'VE BEEN WAITING FOR! Set your sights and don't look back! Available with NO ONWARD CHAIN!!

Guide Price £210,000 - £220,000



ENTRANCE HALL:	5'2 x 3'5 (1.57m x 1.04m)
GENEROUS BOW-FRONTED LOUNGE:	16'1 x 11'4 (4.90m x 3.45m)
DINING ROOM:	9'11 x 7'2 (3.02m x 2.18m)
STYLISH MODERN KITCHEN:	14'2 x 8'4 (4.32m x 2.54m)
LARGE SITTING/FAMILY ROOM:	14'5 x 11'6 (4.39m x 3.51m)
FIRST FLOOR LANDING:	11'3 x 6'5 (3.43m x 1.96m)
MASTER BEDROOM:	11'5 x 9'3 (3.48m x 2.82m)
BEDROOM TWO:	11'1 x 9'4 (3.38m x 2.84m)
BEDROOM THREE:	8'4 x 6'5 (2.54m x 1.96m)
CONTEMPORARY SHOWER ROOM:	6'4 x 5'7 (1.93m x 1.70m)
SIDE PORCH:	6'9 x 4'5 (2.06m x 1.35m)
An additional entrance space, which leads to the rear extension or out to the private enclosed garden.	
SINGLE GARAGE:	19'9 x 9'1 (6.02m x 2.77m)
Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit and gas meter. Obscure uPVC double glazed window to the right side elevation. A right sided uPVC personal door gives access out to the garden.	
ATTACHED WORKSHOP:	8'10 x 6'5 (2.69m x 1.96m)
Of brick built construction, located behind and attached to the single garage. Equipped with power and lighting. uPVC double glazed window to the right side elevation. A right sided uPVC personal door gives access out to the garden.	





EXTERNALLY:

This attractive semi-detached home is situated close to Newark Town Centre and lies close to amenities and main road corridors. The front aspect is welcomed with dropped kerb vehicular access onto a DOUBLE WROUGHT-IRON GATED ENTRANCE, onto a SUBSTANTIAL TARMAC DRIVEWAY. Boasting AMPLE OFF-STREET PARKING. Suitable for a variety of vehicles. This leads down to an ATTACHED SINGLE GARAGE. There are walled side and front boundaries. The right side aspect leads to a side entrance door and down to an attached side porch doors. This gives access through to the WELL-APPOINTED & BEAUTIFULLY LANDSCAPED REAR GARDEN. Partly laid to lawn, surrounded by a wide array of complementary raised planted borders. There are a range of secluded paved seating areas, in addition to an EXTENSIVE PAVED ENTERTAINMENT AREA, with electric awning. Accessed via the uPVC double glazed French doors in the sitting/family room. There is a greenhouse, personal access into the garage and workshop. A range of external lights, fully fenced side and rear boundaries. Enhanced by an unspoiled open outlook behind.

Approximate Size: 1,275 Square Ft.

Measurements are approximate and for guidance only. This includes the garage and attached workshop.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'NAVIEN' combination boiler, installed in the last two years, located in the loft and uPVC double glazing throughout. Majority replaced in the last three years. 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.

Solar Panels:

The property provides 18 solar panels to the rear roof-line. They are leased from 'A SHADE GREENER'. The lease length is for 25 years. Commencing from 2011. Expiring in 2036. This provides free electricity to the home owners. Any surplus energy is transferred back to the leasehold company. For further clarification. Please speak to the agent.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (82)

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, just over 1 mile away from the Town Centre. 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, 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:

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.

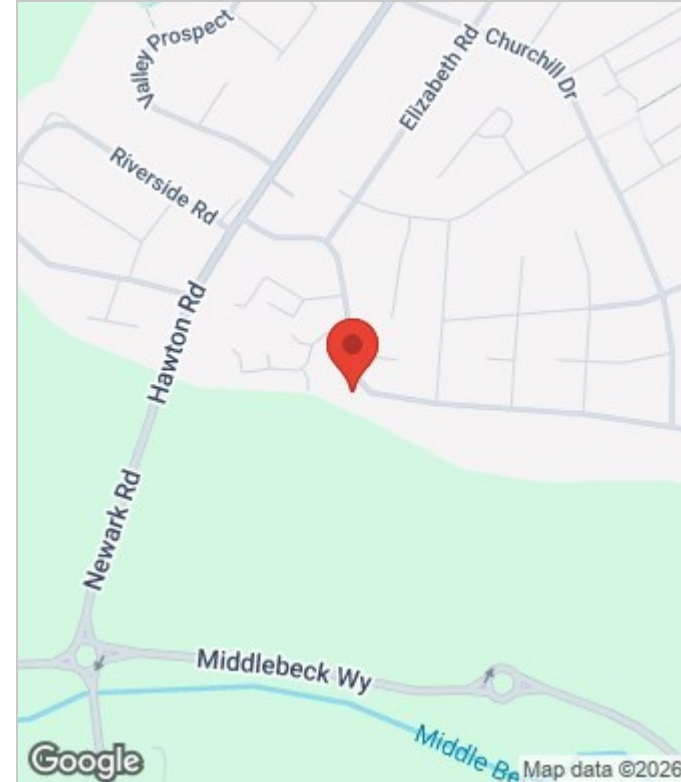




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

