



Lavender Way, Newark

4 3 2 B





# Lavender Way, Newark

- SPACIOUS SEMI-DETACHED TOWN HOUSE
- CONVENIENT LOCATION! CLOSE TO MAIN ROADS!
- GF W.C. FIRST FLOOR LOUNGE & SHOWER ROOM
- ENCLOSED LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO AMENITIES & TOWN CENTRE
- FOUR BEDROOMS
- WONDERFUL OPEN-PLAN LIVING/ DINING KITCHEN
- SECOND FLOOR BATHROOM & EN-SUITE
- SINGLE GARAGE & OFF-STREET PARKING
- NO CHAIN! Tenure: Leasehold (Freehold Being Purchased) EPC 'B'

Guide Price £230,000 - £240,000



Single Garage & Parking Space

Guide Price: £230,000 - £240,000. SPACE TO LOVE, ROOM TO BREATHE!!!!...  
Get ready to MOVE STRAIGHT IN to this spacious, semi-detached townhouse. Captivated by an elevated residential position, closely situated for ease of access onto the A1 and A46. Boasting great links to Nottingham, Lincoln, Grantham and Newark Town Centre.

If you're seeking FAMILY SIZED SPACE that signifies great value for money, then LOOK NO FURTHER! This SUBSTANTIAL CONTEMPORARY CRACKER was constructed in 2017 and is the epitome of modern-day living. Spanning in excess of 1,100 square/ft. The FLEXIBLE & FREE-FLOWING layout comprises: Entrance hall, ground floor W.C, a MAGNIFICENT OPEN-PLAN LIVING/DINING KITCHEN with French doors out to the enclosed garden.

The first floor provides a generous lounge, a DOUBLE BEDROOMS and MODERN SHOWER ROOM. The second floor provides THREE FURTHER BEDROOMS, a three-piece family bathroom and an EN-SUITE SHOWER ROOM. Benefitting the master bedroom.

Externally, the property enjoys a delightful outlook over an unspoiled open green space. There is a low-maintenance rear garden, laid to artificial lawn, with access out to A PARKING SPACE and SINGLE GARAGE.

Additional benefits of this tastefully presented Tardis-like home include uPVC double glazing, gas central heating and an high energy efficiency rating (EPC: B).

It's time to STEP INTO YOUR NEXT CHAPTER! Promising CONTEMPORARY LIVING, PERFECTLY DESIGNED! Marketed with \*\*NO ONWARD CHAIN!!\*\*.

<b>ENTRANCE HALL:</b>	6'1 x 6'1 (1.85m x 1.85m)
<b>GROUND FLOOR W.C:</b>	5'1 x 3'1 (1.55m x 0.94m)
<b>MODERN KITCHEN AREA:</b>	13'1 x 7'11 (3.99m x 2.41m)
<b>OPEN-PLAN LIVING/ DINING SPACE:</b>	14'11 x 13'0 (4.55m x 3.96m)
<b>FIRST FLOOR LANDING:</b>	9'1 x 3'1 (2.77m x 0.94m)
<b>GENEROUS LOUNGE:</b> Max measurements provided.	14'10 x 11'1 (4.52m x 3.38m)
<b>BEDROOM THREE:</b> Max measurements provided.	14'1 x 7'10 (4.29m x 2.39m)
<b>SHOWER ROOM:</b>	6'1 x 6'1 (1.85m x 1.85m)
<b>SECOND FLOOR LANDING:</b>	9'1 x 3'1 (2.77m x 0.94m)
<b>MASTER BEDROOM:</b>	9'11 x 9'1 (3.02m x 2.77m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided.	8'1 x 4'1 (2.46m x 1.24m)
<b>BEDROOM TWO:</b>	10'1 x 7'10 (3.07m x 2.39m)
<b>BEDROOM FOUR:</b>	6'10 x 6'1 (2.08m x 1.85m)
<b>FAMILY BATHROOM:</b>	7'1 x 5'1 (2.16m x 1.55m)
<b>SINGLE GARAGE:</b> Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Located in a block of three, with an apartment above (not included with the property).	17'10 x 8'1 (5.44m x 2.46m)





#### **EXTERNALLY:**

This spacious three-storey home is situated in an elevated residential position, close to amenities, Newark Town Centre and onto the A1. Enjoying an unspoiled open aspect to the front and rear of the house.

The front aspect provides a small paved pathway, leading to the entrance door with external light and storm canopy above. The front garden is predominantly gravelled and partially laid to artificial lawn. Access to the concealed gas/electricity meters.

The fully enclosed and low-maintenance rear garden is laid to artificial lawn with partial gravelled borders and a small paved seating area. Directly accessed via the uPVC double glazed French doors in OPEN-PLAN living space. There are fully fenced left side boundaries, a high-level walled right side boundary and a right sided wooden personal gate, leading out to a SINGLE GARAGE with tarmac parking space in front.

#### **Approximate Size: 1,120 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 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: Leasehold.**

THE FREEHOLD OF THIS PROPERTY IS CURRENTLY BEING PURCHASED AND WILL BE SOLD WITH THE PROPERTY UPON COMPLETION.

Please speak to the selling agent for further information. Sold with vacant possession on completion.

#### **Local Service Charges:**

There is a current service of approximately £180 a year. This is for maintenance and upkeep of the immediate external areas. For further information, please speak to the selling agent. None of the above has been verified by the agent, potential purchasers should get their legal representative to confirm.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'D'**

#### **EPC: Energy Performance Rating: 'B' (84)**

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 with ease of access onto the A1 and A46. 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:**

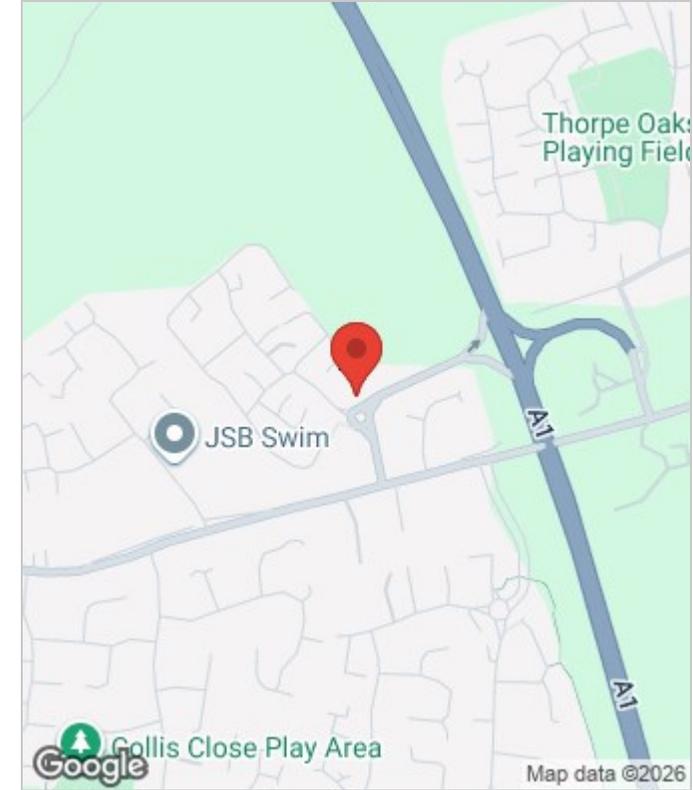
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	