



Lincoln Road, Newark

Asking Price: £240,000

BLINK... AND YOU'LL MIS IT!...

Nestled away and set back from Lincoln Road, stands this individual detached bungalow. Presenting a unique opportunity for those seeking both convenience and privacy. With a generous layout, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family time. A large conservatory extends the living space. The bungalow features three well-proportioned bedrooms, including a master bedroom complete with an en-suite shower room and a separate bathroom.

While the bungalow requires significant modernisation, this presents an exciting opportunity for buyers to adapt the layout to their personal taste and lifestyle. The ample parking options lie through the gated entrance, leading to a double garage.

This property is a blank canvas, waiting for the right owner to transform it into their dream home. With its prime location, generous wrap-around plot and potential for enhancement, this bungalow is not to be missed. Marketed with NO ONWARD CHAIN!

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- NON-ESTATE DETACHED BUNGALOW
- CLOSE PROXIMITY TO TOWN CENTRE & MAIN ROADS
- GENEROUS WRAP-AROUND PLOT
- NO CHAIN! Tenure: Freehold. EPC 'E'
- THREE BEDROOMS
- TWO RECEPTION ROOMS & LARGE CONSERVATORY
- DOUBLE GARAGE & EXTENSIVE GATED DRIVEWAY
- MODERNISATION SCHEME REQUIRED
- BATHROOM & EN-SUITE TO MASTER BEDROOM
- SCOPE TO ADAPTE, IMPROVE & ADD VALUE!

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: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

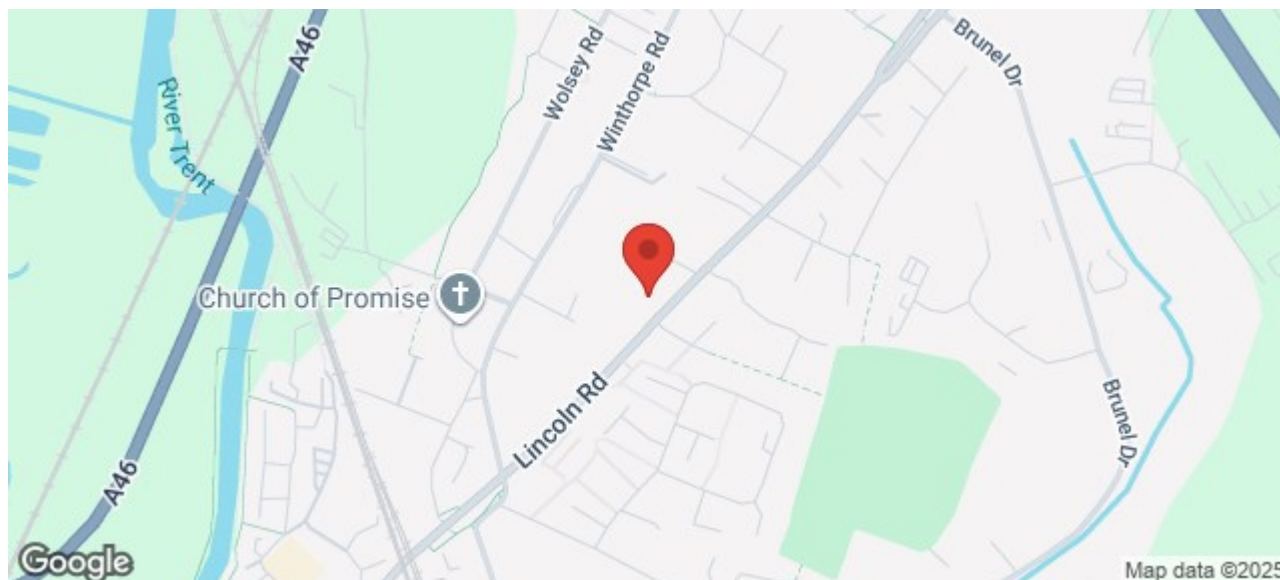
EPC: Energy Performance Rating: 'E'

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.

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) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	51	79
England & Wales		EU Directive 2002/91/EC 

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.