



Flaxley Lane, Middlebeck, Newark

3 2 2 B

OLIVER REILLY



# Flaxley Lane, Middlebeck, Newark,

- STYLISH MODERN DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- EYE-CATCHING KITCHEN WITH INTERGATED APPLIANCES
- ATTRACTIVE FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- MULTI-VEHCILE TARMAC DRIVEWAY
- THREE EXCELLENT SIZED BEDROOMS
- SUPERB L-SHAPED OPEN-PLAN LIVING SPACE
- GF W.C & UTILITY ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'B' (83)

Guide Price: £260,000 - £270,000. A STUNNING HOME TO FALL IN LOVE WITH!!! Expressing MODERN LIVING AT IT'S FINEST inside FABULOUS Flaxley Lane!.. Superbly situated in a HIGHLY-DESIRABLE and well-connected residential location. A stones throw away from a range of popular schools, amenities and main road links. Boasting ease of access to Newark and Balderton. This IMPECCABLY PRESENTED detached contemporary home is a credit to the existing owners, who have showcased a SLEEK, STYLISH & SPACIOUS internal design, that will instantaneously FEEL LIKE HOME... From the moment you STEP INSIDE!

The thoughtfully laid out accommodation comprises: Entrance hall, a ground floor W.C, lovely DUAL-ASPECT LOUNGE with complementary wall panelling and provision for bespoke fitted shutters. The heart of the home lies in the MAGNIFICENT L-SHAPED OPEN-PLAN LIVING/DINING KITCHEN. Hosting a range of integrated appliances, a flexible layout, extensive storage cupboards and a separate utility room, with further integrated appliances.

The first floor hosts an attractive family bathroom and THREE EXCELLENT SIZED BEDROOMS. The master bedroom is enhanced by FITTED WARDROBES and a fabulous EN-SUITE SHOWER ROOM.

Externally, the property is greeted with a MULTI-VEHICLE DRIVEWAY, to the left side elevation. The BRIGHT & BEAUTIFUL REAR GARDEN has been tastefully landscaped. Promoting low-maintenance living and maximum enjoyment, with an extensive PORCELAIN PAVED SEATING/ ENTERTAINMENT AREA. Via French doors in the open-plan living space.

Further benefits of this SPLENDID CONTEMPORARY HAVEN include uPVC double glazing, gas central heating via a combination boiler, remaining NHBC warranty and a high energy efficiency rating (EPC: B).

This is the UPGRADE YOU'VE BEEN WAITING FOR!.. Take a look at this TREMENDOUS TURN-KEY RESIDENCE and don't look back!



Guide Price £260,000 - £270,000



|                                                   |                             |
|---------------------------------------------------|-----------------------------|
| ENTRANCE HALL:                                    | 12'4 x 4'1 (3.76m x 1.24m)  |
| GROUND FLOOR W.C:                                 | 6'10 x 3'10 (2.08m x 1.17m) |
| DUAL-ASPECT LOUNGE:                               | 12'2 x 11'3 (3.71m x 3.43m) |
| OPEN-PLAN LIVING/DINING KITCHEN:                  | 19'8 x 18'5 (5.99m x 5.61m) |
| Max measurements provided.                        |                             |
| UTILITY ROOM:                                     | 5'8 x 5'5 (1.73m x 1.65m)   |
| FIRST FLOOR LANDING:                              | 10'8 x 3'6 (3.25m x 1.07m)  |
| MASTER BEDROOM:                                   | 11'2 x 10'7 (3.40m x 3.23m) |
| Max measurements provided up to FITTED WARDROBES. |                             |
| EN-SUITE SHOWER ROOM:                             | 6'4 x 4'8 (1.93m x 1.42m)   |
| BEDROOM TWO:                                      | 13'3 x 9'2 (4.04m x 2.79m)  |
| Max measurements provided.                        |                             |
| BEDROOM THREE:                                    | 8'10 x 8'10 (2.69m x 2.69m) |
| FAMILY BATHROOM:                                  | 6'9 x 6'3 (2.06m x 1.91m)   |

**EXTERNALLY:**  
This eye-catching detached modern home is conveniently situated close to schools, amenities and main roads, in a highly desirable residential setting. The front aspect is greeted with a paved pathway up to the entrance door, with external up/ down light and storm canopy above. The front garden is laid to lawn with complementary planted borders. The left side aspect has dropped kerb vehicular access onto a multi-car tandem tarmac driveway, with gravelled borders, an external light, uPVC double glazed side door into the utility room and a wooden side personal gate, opening into the LOVELY LANDSCAPED REAR GARDEN. Predominantly laid to lawn, enhanced by attractive planted borders and a superb curved PORCELAIN PAVED SEATING/ ENTERTAINMENT AREA. There is provision for a garden shed, an outside tap, and external up/ down light. Fenced left side/ rear boundaries and a part fenced/walled right side boundary.

**Approximate Size: 980 Square Ft.**  
Measurements are approximate and for guidance only.



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.

#### 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: 'B' (83)

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, South of Newark Town Centre, with ease of access to the Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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:

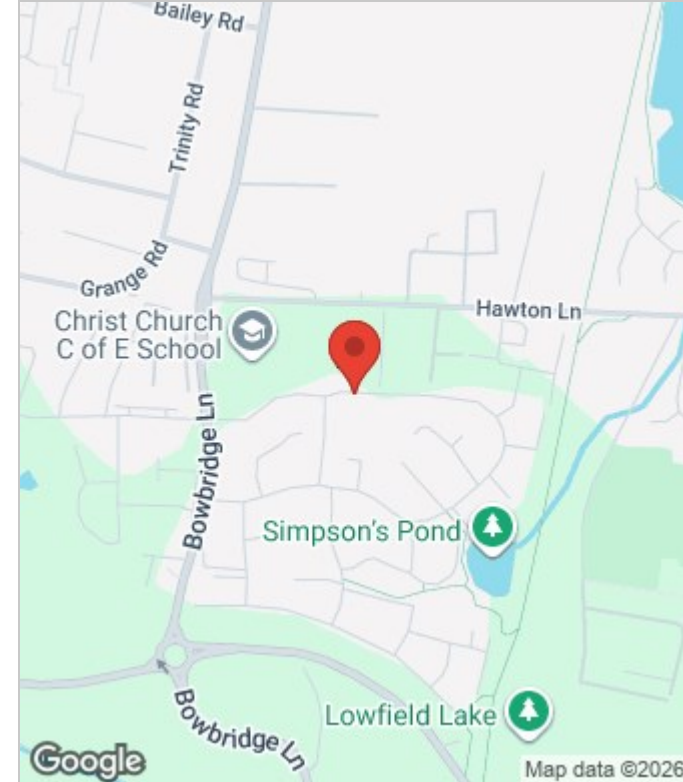




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            | <b>83</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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |