



Spring Gardens, Newark

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OLIVER REILLY



# Spring Gardens, Newark

Asking Price: £410,000

- Wonderful Four Storey Home
- Wealth Of Character & Charm
- Two Garages & Large Gated Driveway
- Internal Viewings ESSENTIAL
- Prime Central Location
- Highly Adaptable Accommodation
- Four Spacious Bedrooms
- NO CHAIN Tenure: Freehold/Leasehold EPC 'D'

WONDERFUL GEORGIAN TOWN CENTRE RESIDENCE. FINE CHARACTER FEATURES. BOASTING EXTRAORDINARY POTENTIAL. ENJOYING EXTENSIVE LIVING SPACE. This unique FOUR STOREY townhouse extends to almost 3,000 sq ft and is conveniently positioned in a sought after residential area, of short walking distance to Newark Town Centre, Newark Marina, Sconce & Devon Park and Northgate/ Castle Gate train stations, with mainline links to LONDON KINGS CROSS STATION. This magnificent characterful home is A REAL HIDDEN GEM! This GRAND AND ELEGANT RESIDENCE, retains original features that COMPLIMENT THIS CHARMING HOME THROUGHOUT. The extensive layout comprises: Inviting entrance hall with original Flagstone floor and cornice detail, two reception rooms, one of which could be utilized as a bedroom, inner hall passageway, rear entrance hall, with access to the garden. Three-piece bathroom, fitted utility room and walk-in pantry. There is a stone stairway leading down to three undeveloped cellar rooms. The First Floor is accessed via a rosewood regency staircase. Comprising: A lovely dining kitchen with walk-in pantry, external steps lead down to a courtyard garden, a cloakroom W.C, spacious landing with delightful reception room/ bedroom, a front reception room, plus a useful study, all providing fine character features. The staircase continues to the second floor via a STUNNING ARCHED REGENCY LANDING WINDOW, up to three DOUBLE bedrooms and family bathroom. There is further access up to an undeveloped loft. Externally the property welcomes a private well-maintained rear garden, a courtyard garden, gated side driveway and TWO GARAGES. INTERNAL VIEWINGS ARE VITAL in order to gain a full sense of appreciation/understanding of the rare and unique opportunity available. NO CHAIN!



**Entrance Hall:** 4'8 x 6'8 (1.42m x 2.03m)  
With exposed flagstone floor, feature original cornicing, tall storage cupboard. Original stone wall plasterwork feature, which continues upstairs.

**Dining Kitchen:** 19'6 x 10'7 (5.94m x 3.23m)  
Karndean flooring, bespoke solid oak units and drawers and cupboards with work surfaces over. Free shelving, oak freestanding dresser for storage, provision for fridge freezer, washing machine, cooker and dishwasher. Tongue and groove wall panelling, double glazed window to the side elevation. External rear door gives access to external stairway onto the rear courtyard.

**Walk-In Pantry:** 5'6 x 2'7 (1.68m x 0.79m)  
With shelving and window to the rear elevation.

**Cloakroom/ W.C:** 7'1 x 3'5 (2.16m x 0.91m 1.52m)  
Traditional wall-mounted wash hand basin, low level W.C, feature exposed pipework, window to the side elevation.

**Rear Reception Room/ Bedroom:** 15'4 x 13'5 (4.67m x 4.09m)  
A charming spacious room, with high ceiling and cornicing, period fireplace with period free-standing electric Georgian fire. Original Georgian sash window with secondary glazing to the rear elevation (All secondary glazing is bespoke, installed by an independent company, used by the National Trust). Fitted cupboards with shelves to alcoves and high skirting boards.

**Front Living Room:** 15'5 x 13'8 (4.70m x 4.17m)  
A delightful elegant room, with high ceilings with acanthus leaf floral ceiling rose, period open working fireplace with raised marble hearth. Fitted cupboards and shelving to alcoves, original Georgian sash window with secondary glazing to the front elevation, exposed wooden flooring with high skirting boards.

**Study/Bedroom:** 9'9 x 9'7 (2.97m x 2.92m)  
With high corniced ceiling, exposed wooden flooring, shelving, original sash window with secondary glazing to the front elevation.

**Spacious First Floor Landing:** 17'5 x 6'8 (5.31m x 2.03m)  
Stairs lead up to a half landing, with impressive arched regency window, full height wall, the window illuminates natural light onto the elegant staircase.

**The Second Floor Landing:**  
Providing extensive space, for future loft access/ stairway, if required, subject to approval. Access into all three bedrooms and family bathroom, with fitted airing cupboard, providing useful storage.

**Rear Bedroom (Two):** 13'6 x 9'7 (4.11m x 2.92m)  
A charming space with curved alcove, wall mounted combination boiler, secondary glazed Georgian sash window to the rear elevation.

**Master Bedroom:** 13'8 x 11'5 (4.17m x 3.48m)  
With deep fitted wardrobes and dressing table along chimney breast wall. Original sash secondary glazed window to the front elevation.

**Front Bedroom (Three):** 10'3 x 9'7 (3.12m x 2.92m)  
A charming room with sash window with secondary glazing to the front elevation.





**Family Bathroom:**

9'8 x 5'4 (2.95m x 1.63m)  
A classic heritage three-piece suite: Lined oak pannelled bath with shower over, pedestal wash hand basin, low level W.C, wall mounted chrome heated towel rail, double glazed window to the rear elevation.

**Ground Floor Front Reception Room:**

15'6 x 13'8 (4.72m x 4.17m)

A delightful and sizeable room, with high ceilings and fabulous original moulded coricing, very fine ceiling rose, original shutters, attractive cast iron working Georgian fireplace with surround, mantel and slate hearth, original sash window with secondary glazing to the front elevation and double glazed window to the side elevation. Original high skirting boards.

**Ground Floor Reception Room (2):**

15'6 x 13'4 (4.72m x 4.06m)

A further attractive and large room with high ceilings, original shutter, sash window secondary glazed window to the rear elevation, with an outlook onto the garden. Double glazed window to the side elevation, exposed wooden flooring, high skirting boards, coved ceiling, original chimney breast.

**Inner Hall:**

10'9 x 5'4 (3.28m x 1.63m)

Original flagstone under floor covering, giving access to the rear entrance hall with an external external side door leading out to the garden and driveway.

**Ground Floor Bathroom:**

7'9 x 5'6 (2.36m x 1.68m)

A well fitted three-piece suite comprising: Panelled bath, low level W.C, pedestal wash hand basin, part tiled walls, fitted airing cupboard providing useful storage. Window to the side elevation.

**Ground Floor Utility Room:**

11'0 x 7'9 (3.35m x 2.36m)

With vinyl floor coverings, providing a well-appointed fitted range of wall and base units, with work surfaces over. uPVC double glazed window to the side elevation, overlooking the rear garden. Access into the pantry;

**Pantry:**

6'3 x 2'5 (1.91m x 0.74m)

With window to the rear elevation. Useful shelved storage space and plumbing for washing machine.

**Stone steps lead down from the inner passageway to**

**Cellar Room Front (Original Kitchen):**

15'7 x 13'7 (4.75m x 4.14m)

With historic original fittings of range ovens, corner boiler wash tub, stoned sink, shelves, brick flooring. Access to gas meter, modern uPVC double glazed Georgian-style window to the front elevation.

**Cellar Room Rear:**

13'3 x 15'7 (4.04m x 4.75m)

With original thralls storage, ceiling meat hooks etc. Original cold slab above the arched brick thralls on two sides of the room. Bricked up arched window to the rear aspect.

**Cellar Room Three:**

9'5 x 6'5 (2.87m x 1.96m)

Of vaulted construction with historic (sealed) coal bunker access from the front pavement.

**TWO Single Garages:**

18'0 x 9'0 (5.49m x 2.74m)

Both IDENTICAL IN SIZE. The immediate garage is accessed from the rear garden, with French doors. Providing power and lighting. With excellent potential to be used as a home office or garden room, subject to building approvals. There is a manual up/over door, accessed via 'Princes Street'.

**Externally:**

The front aspects provides dropped kerb vehicular access for OFF STREET PARKING via high level wrought iron double gates. There are two wrought Iron balcony window boxes to the front elevation on the first floor. The rear garden has been beautifully maintained, retaining a high degree of privacy, predominantly laid to lawn with a paved patio and array of mature planted borders, with access into one of two garages, an open log store and brick built garden store. There is an additional external stairway from the first floor of the property, leading down to an enclosed courtyard, which could be opened up to create a larger external space. Both courtyard and garden have a secure rear gate, leading out onto Princes Street. All secondary glazing has been installed by a company used by the National Trust.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating. The property also provides a range of single and double glazed windows throughout. There are a small number of uPVC double glazed windows.

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: 2,913 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold/Leasehold Sold with vacant posses**

Both properties have a 99 year lease from 22nd December 1980 (58 years remaining). The current vendors also jointly own the freehold for both properties. PLEASE NOTE: The leasehold titles will merge into a Freehold title upon completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'tbc'**

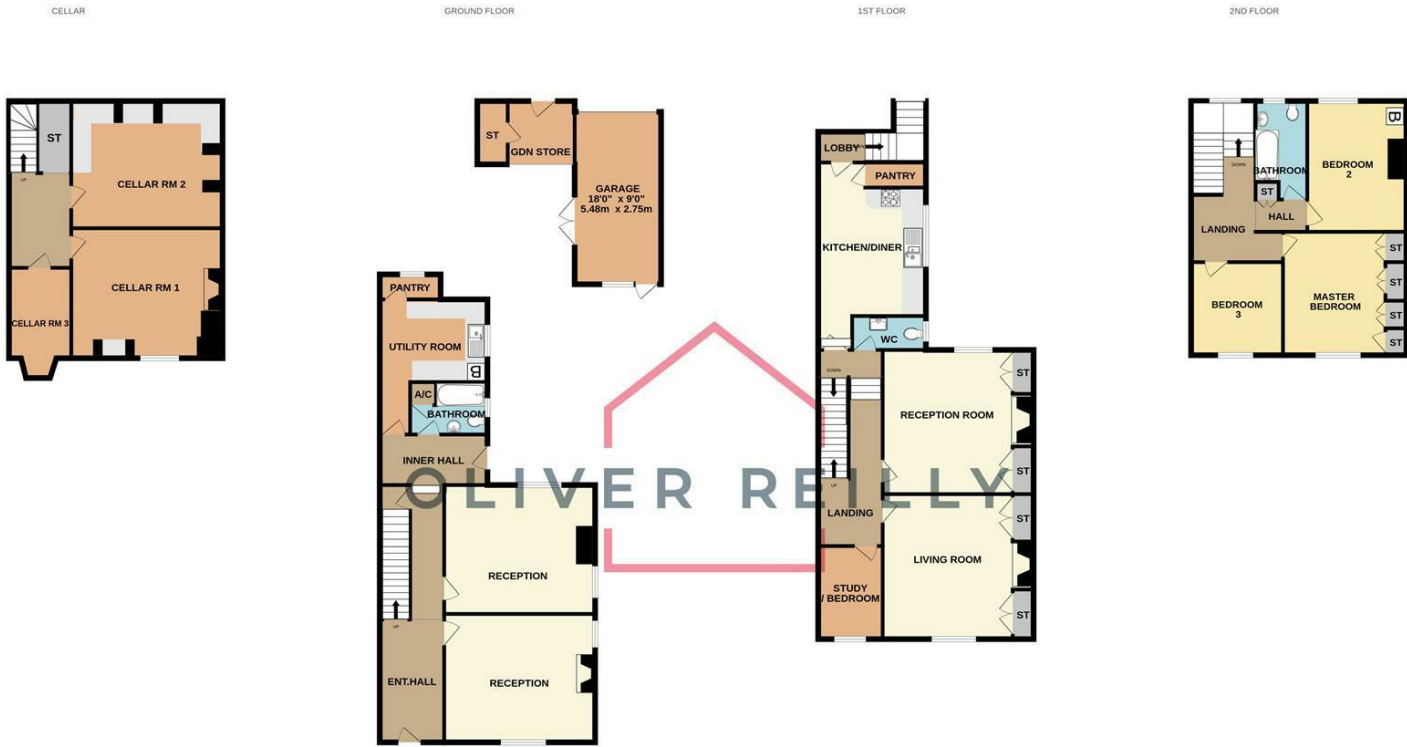
**EPC: Energy Performance Rating: 'D'**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**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 within 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.

