



River View, Trent Lane, Newark





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- LOVELY SEMI-DETACHED HOME
- DESIRABLE RIVERSIDE LOCATION
- GENEROUS OPEN-PLAN LIVING SPACE
- DELIGHTFUL ENCLOSED GARDEN
- EXCELLENT PRESENTATION
- TWO BEDROOMS
- WALKING DISTANCE TO TOWN & AMENITIES
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold EPC 'tbc'

A CAPTIVATING CONTEMPORARY CRACKER..!

There's nothing not to love about this beautifully presented, bright, airy and attractive modern SEMI-DETACHED HOME. Enjoying a peaceful position, along the banks of the River Trent. Emphasizing idyllic walks and ease of access to the Town Centre, a wide array of amenities and transport links. Including Newark North Gate station. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION. Having been impeccably maintained, the property 'peg your coat up' ready! Waiting for you to step inside and gain a full sense of appreciation. The generous internal layout comprises: Entrance hall, ground floor W.C, SUPERB TRIPLE-ASPECT LIVING SPACE. Providing a stylish fitted kitchen and access into the garden. The first floor provides two bedrooms with accompanying views over the River Trent and a stylish shower room. Externally, you can't go wrong with the well-appointed, fully enclosed and easily maintainable rear garden with a raised decked seating area. This A HUGE benefit for the property! There is an attached external store and ample off street parking, via a private driveway to the left side elevation. Further benefits of this impressive modern-day BEAUTY include uPVC double glazing throughout and gas central heating, via a 'VIESSMANN' combination boiler. PACK YOUR BAGS!.. Because we have found the home for you! Marketed with NO ONWARD CHAIN!



Asking Price: Guide Price



ENTRANCE HALL; 5'5 x 3'5 (1.65m x 1.04m)

Accessed via a secure external door. Providing LVT flooring and a ceiling light fitting. Access into the open-plan living space and ground floor W.C

GROUND FLOOR W.C: 5'4 x 2'9 (1.63m x 0.84m)

With LVT flooring, a low-level W.C and corner fitted pedestal wash hand basin with chrome mixer tap and partial wall splash backs. A single panel radiator, ceiling light fitting and access to the electrical RCD consumer unit.

OPEN-PLAN LIVING/DINING KITCHEN: 16'6 x 16'6 (5.03m x 5.03m)

A superb OPEN-PLAN and MULTI-FUNCTIONAL TRIPLE ASPECT space. Providing LVT flooring. The kitchen area hosts a range of fitted cream high-gloss wall and base units with laminate roll-top work surfaces over and up-stands. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over, stainless steel splash back and extractor hood above. Plumbing/ provision for an under counter washing machine and freestanding fridge freezer. Ceiling light fitting, smoke alarm, double panel radiator and access into the rear garden via a uPVC double glazed external door, with uPVC double glazed window to the rear elevation. The living/ dining area continues through with the LVT flooring. There is a further light fitting, double panel radiator, TV/telephone/ internet connectivity points and a wall mounted 'HONEYWELL' electronic central heating thermostat. uPVC double glazed window to the front and side elevation, both with fitted venetian blinds. Carpeted stairs rise to the first floor, with an open-spindle balustrade

FIRST FLOOR LANDING: 9'4 x 2'8 (2.84m x 0.81m)

With carpeted flooring, a single panel radiator, ceiling light fitting, smoke alarm and a fitted cupboard housing the 'VIESSMANN' combination boiler. Access into the shower room and both bedrooms.

MASTER BEDROOM: 12'5 x 8'7 (3.78m x 2.62m)

A LOVELY DUAL-ASPECT double bedroom. Providing carpeted flooring a single panel radiator, TV point, loft hatch access point and a ceiling light fitting. Over-stairs storage cupboard with clothes hanging facilities. uPVC double glazed window to the front and side elevation, both with fitted venetian blinds. Enjoying a glimpse over the River Trent.

BEDROOM TWO: 7'7 x 6'10 (2.31m x 2.08m)

With carpeted flooring, a single panel radiator and a ceiling light fitting. uPVC double glazed window to the front elevation, with far-reaching views over to the River Trent and fitted venetian blinds.



EPC: Energy Performance Rating: 'tbc'- On Order

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, along the banks of the River Trent. 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 a 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.

FIRST FLOOR SHOWER ROOM:

6'8 x 4'5 (2.03m x 1.35m)

With tile-effect vinyl flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low-level W.C and pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. A single panel radiator, ceiling light fitting and ceiling extractor fan.

EXTERNALLY:

The front aspect provides a paved pathway, leading to the front entrance door, with attached external store. The front garden is beautifully established, with a range of mature shrubs and bushes. The left side aspect provides ample OFF-STREET PARKING via a MULTI-CAR tandem driveway. A secure timber access gate leads into the lovely, low-maintenance and FULLY ENCLOSED private rear garden. Hard landscaped and extensively gravelled with a paved pathway, raised decked seating area and a large garden shed (Included in the sale). There are a range of complementary established bushes. An outside tap and external security light. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'VIESMANN' combination boiler. Installed in 2020, with 3 years warranty remaining. Fibre broadband connectivity is available and there is 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.

Approximate Size: 564 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Residents Service Charge:

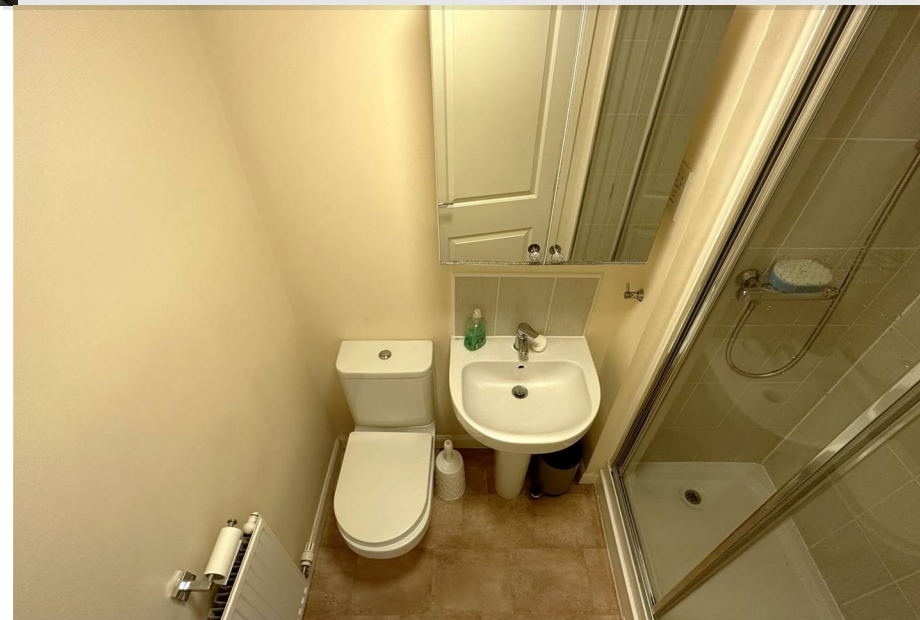
PLEASE NOTE: The vendor currently pays approximately £21.77 pcm service charge to 'Premier Estates'. This relates to the general upkeep and maintenance of the immediate communal areas.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band

Council Tax: Band C

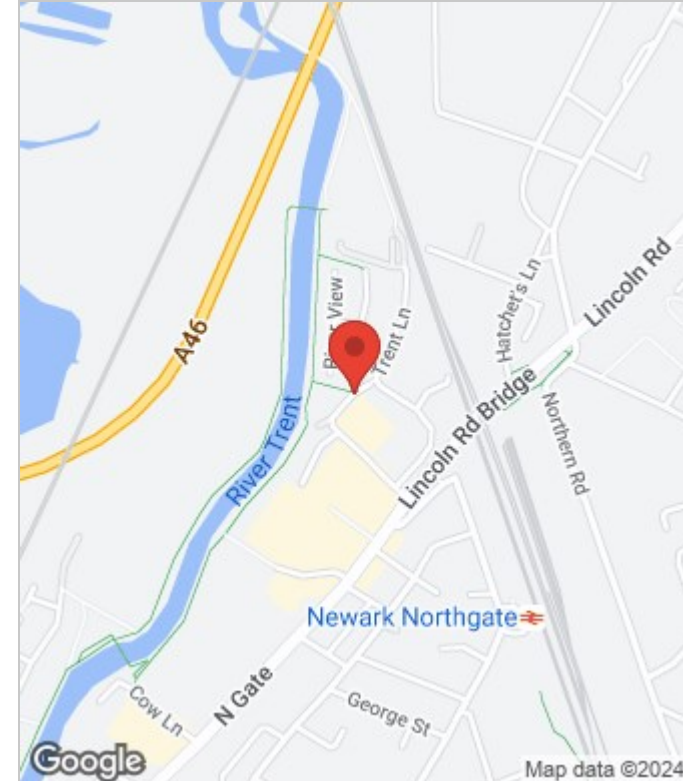




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	