



Carnell Lane, Fernwood, Newark

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OLIVER REILLY



# Carnell Lane, Fernwood, Newark

- SPACIOUS DETACHED FAMILY HOME
- LOVELY CUL-DE-SAC SETTING
- MODERN DINING KITCHEN
- EN-SUITE SHOWER ROOM & FOUR-PIECE BATHROOM
- DRIVEWAY & SINGLE GARAGE
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- ATTRACTIVE LOW-MAINTNENACE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C' (76)

Guide Price: £375,000 - £400,000. HAPPILY EVER AFTER STARTS HERE!!! \*\*NO CHAIN\*\*

Here we have an outstanding and substantial detached family abode. Tucked away at the head of a lovely desirable cul-de-sac. Situated on the outskirts of Newark Town Centre, perfectly connected to local amenities and useful transport links. Including the A1 and A46 with access to Grantham and Lincoln.

If you're seeking FAMILY LIVING PERFECTION then look no further! this tremendous modern home is a REAL BOX TICKER! Presented to an excellent standard and a credit to the existing owners.

The EXPANSIVE, ADAPTABLE & SMARTLY DESIGNED accommodation comprises Inviting reception hall, a ground floor W.C, a dining kitchen with French doors, a separate utility room, bay-fronted dining/ sitting room, study and a LARGE TRIPLE ASPECT LIVING ROOM with feature fireplace and French doors out to a secluded paved seating area.

The first floor landing hosts a modern FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS!... Three of which are enhanced by FITTED WARDROBES. The TRIPLE-ASPECT master bedroom benefits from an EN-SUITE SHOWER ROOM.

Externally, the property commands great kerb appeal and a tremendous corner plot position.

The attractive, low-maintenance and majority wall enclosed garden represents a delightful space for the whole family to relax and enjoy! There is a tarmac driveway and SINGLE GARAGE, located behind the house. Equipped with power and lighting.

Additional benefits of this MARVELLOUS MODERN BEAUTY include uPVC double glazing and gas central heating.

AN ULTIMATE FAMILY HOME AWAITS- Representing ROOM, STYLE AND COMFORT!... All in one!

Marketed with NO ONWARD CHAIN!!!

Guide Price £375,000 - £400,000



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| <b>RECEPTION HALL:</b><br>Max measurements provided.                                                                                                                                                                                                                     | 13'7 x 11'6 (4.14m x 3.51m)  |
| <b>GROUND FLOOR WC:</b>                                                                                                                                                                                                                                                  | 5'11 x 3'1 (1.80m x 0.94m)   |
| <b>DINING KITCHEN:</b><br>Max measurements provided.                                                                                                                                                                                                                     | 15'8 x 10'10 (4.78m x 3.30m) |
| <b>UTILITY ROOM:</b>                                                                                                                                                                                                                                                     | 6'7 x 6'1 (2.01m x 1.85m)    |
| <b>TRIPLE-ASPECT LIVING ROOM:</b>                                                                                                                                                                                                                                        | 16'9 x 12'3 (5.11m x 3.73m)  |
| <b>BAY-FRONTED DINING/ SITTING ROOM:</b><br>Max measurements provided into bay-window.                                                                                                                                                                                   | 12'30 x 9'6 (3.66m x 2.90m)  |
| <b>BAY-FRONTED STUDY:</b><br>Max measurements provided into bay-window.                                                                                                                                                                                                  | 10'1 x 9'6 (3.07m x 2.90m)   |
| <b>FIRST FLOOR LANDING:</b><br>Max measurements provided.                                                                                                                                                                                                                | 13'1 x 6'9 (3.99m x 2.06m)   |
| <b>TRIPLE-ASPECT MASTER BEDROOM:</b>                                                                                                                                                                                                                                     | 17'10 x 12'3 (5.44m x 3.73m) |
| <b>EN-SUITE SHOWER ROOM:</b><br>Max measurements provided.                                                                                                                                                                                                               | 7'3 x 6'4 (2.21m x 1.93m)    |
| <b>BEDROOM TWO:</b>                                                                                                                                                                                                                                                      | 14'0 x 8'6 (4.27m x 2.59m)   |
| <b>BEDROOM THREE:</b><br>Max measurements provided.                                                                                                                                                                                                                      | 12'10 x 11'4 (3.91m x 3.45m) |
| <b>BEDROOM FOUR:</b>                                                                                                                                                                                                                                                     | 10'9 x 8'6 (3.28m x 2.59m)   |
| <b>FOUR-PIECE FAMILY BATHROOM:</b>                                                                                                                                                                                                                                       | 8'6 x 6'6 (2.59m x 1.98m)    |
| <b>DETACHED SINGLE GARAGE:</b><br>Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space. A left sided wooden personal good gives access out to the garden. | 17'9 x 8'4 (5.41m x 2.54m)   |



#### EXTERNALLY:

This eye-catching detached residence occupies a marvellous corner plot position, situated in a desirable residential cul-de-sac. Closely connected to amenities and main road links. The front aspect provides a paved pathway, up to the front entrance door, with external wall light and storm canopy above. The front and side garden have gravelled borders for minimal maintenance. There is dropped kerb vehicular access onto a shared tarmac driveway, with access into a SINGLE GARAGE. A secure wooden personal gate opens into a LOVELY LOW-MAINTENANCE GARDEN, predominantly laid to lawn, with a generous paved seating area. Directly accessed via the uPVC double glazed French doors in the living room and dining kitchen. There is an outside tap, personal access door into the garage and a secure timber side gate, leading to the front of the house. There are fenced left side boundaries, walled right side and rear boundaries.

#### Approximate Size: 1,530 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, via a boiler installed in 2017 and serviced in 2026. 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Fernwood Management/Service Charges:

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they the 'First Port' Management Company. The total cost amounts to approximately £350 a year. Please speak to the agent for further details.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'E'

#### EPC: Energy Performance Rating: 'C' (76)

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: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

#### 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.

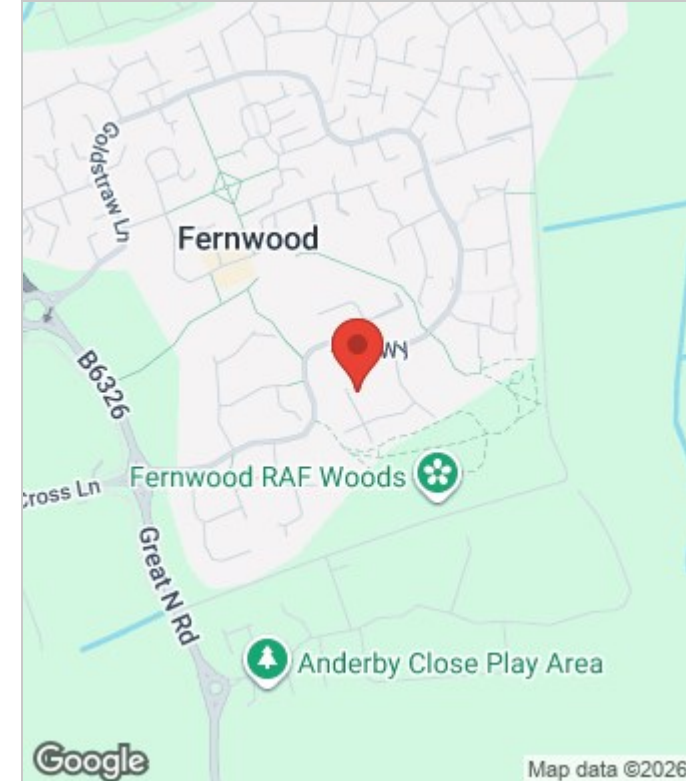
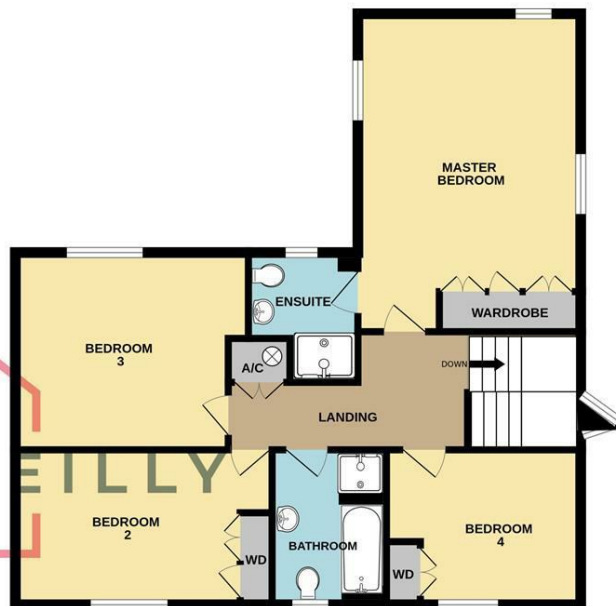




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>85</b>                                                                                                     |
| (69-80) <b>C</b>                            | <b>76</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 2002/91/EC  |