



Lincoln Road,

Newark, Nottinghamshire, NG24 2BU

Guide Price £425,000 to £435,000 Freehold



GUIDE PRICE £425,000 - £435,000. A substantial detached 3 bedroom bungalow located within walking distance of Newark town centre and its main line station, the bungalow has undergone extensive refurbishment, finished to a high standard throughout and is ready for a buyer to move straight into. The property hugely benefits from its extensive parking facilities via a carriage driveway which extends both to the front and side aspect with detached double garage/workshop with room above. The property has accommodation comprising of a spacious entrance hallway, generous lounge with feature fireplace, hand made granite finished kitchen with breakfast island and array of fitted appliances, the kitchen is open plan to the dining area with double doors leading to the garden room. There are then 3 well proportioned bedrooms, master bedroom with built in wardrobe and ensuite shower room, built in wardrobe to bedroom 2 also, and a modern bathroom with separate bath and shower. The property to the front has a generous in and out carriage driveway, with double gates leading through into the rear garden. To the rear you find more extensive parking facilities, a lawned rear garden and patio areas providing a great entertainment space. The property also has a further block paved parking area in front of the large 2 storey double garage/workshop with room above. The property hugely benefits from its location, size of plot, gas central heating and upvc double glazing.

Entrance Hallway

19'9 x 4'10 (6.02m x 1.47m)

Lounge

19'3 x 11'11 (5.87m x 3.63m)



Dining Kitchen

29'10 x 12'5 (9.09m x 3.78m)



Dining Area



Measurements included in dining kitchen

Garden Room

14' x 10'8 max (4.27m x 3.25m max)



Bedroom 2

11'11 x 7'11 (3.63m x 2.41m)



Inner Hall

16'2 x 3'7 (4.93m x 1.09m)

Master Bedroom

18'3 x 10'6 max (5.56m x 3.20m max)



Bedroom 3

11' x 10'6 max (3.35m x 3.20m max)



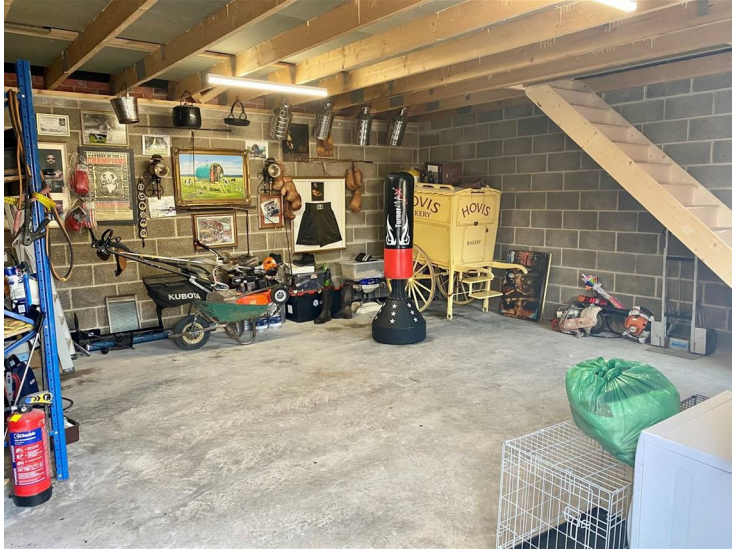
Ensuite

6'9 x 6'8 max (2.06m x 2.03m max)



Double Garage

21'8 x 20'5 max (6.60m x 6.22m max)



Garage First Floor

21'8 x 20'5 max (6.60m x 6.22m max)

Agent's Note - Draft Particulars

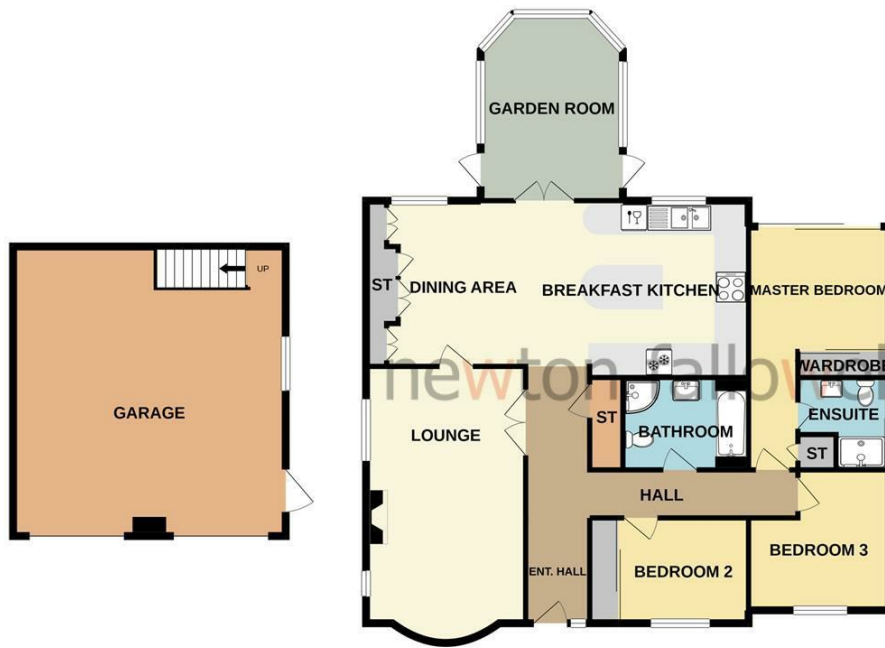
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested, measurements cannot be taken to be accurate, they are given as a guide only.

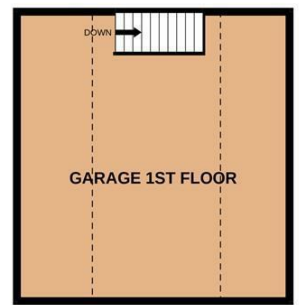




GROUND FLOOR



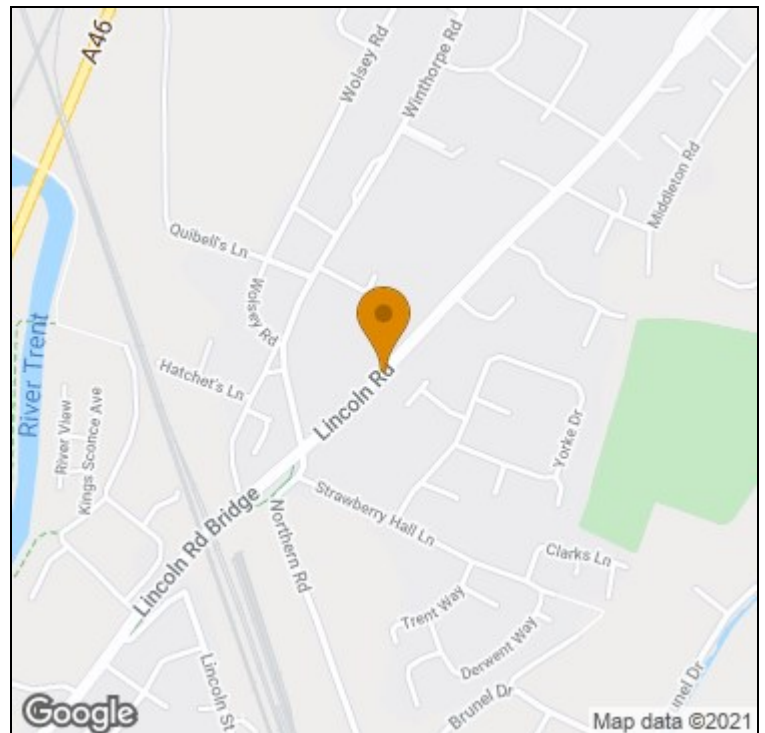
1ST FLOOR



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) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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