



The Old Vicarage, 30 London Road,
Newark, Nottinghamshire, NG24 1TW

Guide Price £675,000

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**** PRICE GUIDE £675,000 TO £695,000 ** NO CHAIN**

The Old Vicarage, a fine handsome 6 bedroom Victorian house stands within the town Conservation Area with a walled tree lined frontage and gated access. This stunning building is tastefully and sympathetically restored to an exceptionally high standard whilst retaining period features including the gabled elevations, Ashlar stone mullion windows, traditional slated roof, lofty ceilings and moulded ceilings all carefully preserved or recreated. The rooms are particularly commodious with tall window openings especially light and airy.

Majestic London Plane and Scots Pine trees stand in the front garden. There are electric entrance gates and the driveway extends to a courtyard area with a four bay garage and a pleasant enclosed secret garden to the rear. Whilst standing in it's own enclosed areas the house is just a few minutes walking distance from the Georgian market square in the centre of Newark, fountain gardens and the 12th Century Castle. Also within comfortable walking distance of the property are the railway stations at North Gate, with train services to London, Leeds and Edinburgh and Castle Station with train services to Lincoln and Nottingham.

The accommodation is ideal for family living and adaptable with potential for home working and family lifestyle. The ground floor provides a reception hall, drawing room, dining kitchen, dining room, back hall, wash room, office/bedroom, family room, guest bedroom with en-suite and downstairs bathroom. The first floor provides the master bedroom suite, bedrooms 2, 3, 4 and 5 plus the family bathroom. Good quality carpets and blinds were fitted are included in the sale.

Newark on Trent is an attractive place to live. The town has a long and interesting history. Most of the multiples represented in Newark include a Waitrose store, Morrisons, Tesco and Aldi. The communications are excellent and many people commute from Newark to Nottingham and Lincoln and further afield to Leeds and London. The town lies on the intersection of the A1 and A46 trunk roads. There are regular rail services from Newark Northgate to Nottingham and Lincoln. Fast east coast railway trains are

capable of journey times between Newark Northgate and London Kings Cross in just over 75 minutes.

The property is re-wired and there are Bakelight switches in most rooms. The property has gas fired central heating. Complete re-roofing was carried out just over 12 years ago. The four bay garage has a recently slated roof. The property provides the following accommodation:

GABLED ENTRANCE PORCH



With ornate Victorian detailing.

RECEPTION HALL

With arched entrance door, leaded lights and coloured glass. There is a pine boarded floor, two Finlock radiators and a fine oak staircase leading to the first floor.

DRAWING ROOM

18' x 15'9 (5.49m x 4.80m)



Excluding the bay window with tall stone mullion windows. There is a window also in the side elevation. Designer radiators, fine moulded ceiling cornice in the original style and centre rose. Fireplace with fire basket and marble surround.

DINING KITCHEN

17'10 x 15'11 (5.44m x 4.85m)



Excluding the stone mullion bay window. This tall lofty room provides all day family living accommodation with a dining area, deep sash windows in the side elevation and a

range of kitchen units. Range cooker with five ring gas hob, island unit with Belfast sink. There is a fitted gas fire. The units are finished in white with granite working surfaces. There is a pine boarded floor and centre opening doors to the reception hall.



DINING ROOM

15' x 11 (4.57m x 3.35m)



With three tall mullion windows, moulded ceiling cornice and centre rose. Fitted cupboards in the recess containing a gas fired central heating boiler. Double panelled radiator.

BACK HALL

Leading to ground floor living accommodation and bedroom accommodation. Finlock radiator and pine boarded floor.

WASH ROOM

With Finlock radiator and plumbing for a washer dryer.

OFFICE

10'11 x 9'8 (3.33m x 2.95m)



With two windows, double panelled radiator and coved ceiling cornice.

FAMILY ROOM

15'2 x 11' (4.62m x 3.35m)



With fireplace opening, double panelled radiator, centre opening outside doors, two windows in the west elevation with fitted shutters. Laminate floor finish.

BEDROOM

14'11 x 12'3 (4.55m x 3.73m)



With fitted wardrobes, fitted dressing table, double panelled radiator and three windows in the east elevation.

ENSUITE

10'4 x 5'3 (3.15m x 1.60m)



With shower provision, having a glass screen and tiled surround with rain shower. Basin and low suite wc. Chrome heated towel rail and Finlock radiator.

GROUND FLOOR CLOAKROOM

9'2 x 7'4 (2.79m x 2.24m)



Pedestal basin and low suite wc. Tiled floor and wall tiling. Double panelled radiator and heated towel rail.

FIRST FLOOR



A wide and easy dog-legged staircase leads to the first floor. There are two windows on the half landing, panelled dado and galleried landing.

BEDROOM ONE

15'11 x 12'7 (4.85m x 3.84m)



Excluding the door recess. Mullion windows in the north and west elevations, moulded ceiling cornice and centre rose. Roof loft access. Radiator.

ENSUITE

10'7 x 4'10 (3.23m x 1.47m)



With 4ft wide shower, glass screen, basin and low suite wc. Tiled floor, radiator and chrome heated towel rail.

LOBBY AREA TO BEDROOM TWO & BATHROOM

BEDROOM TWO

15'11 x 10'2 (4.85m x 3.10m)

With radiator, moulded ceiling cornice and centre rose. Loft ladder.

BATHROOM

10'9 x 7'5 (3.28m x 2.26m)



Bath with shower over, basin and low suite wc, chrome heated towel rail, tiled floor and Finlock radiator.

BEDROOM THREE

15'2 x 11' (4.62m x 3.35m)



With mezzanine featuring a play platform with hatch access. TV and computer wiring.

BEDROOM FOUR

13'4 x 9'4 (4.06m x 2.84m)

With four windows, double panelled radiator.

BEDROOM FIVE

13'4 x 9'4 (4.06m x 2.84m)



With fitted cupboards and radiator.

BACK LANDING

MASTER BEDROOM

14'11 x 14'8 (4.55m x 4.47m)



With box sash window, double panelled radiator, hob fireplace and opening to a dressing room with fitted wardrobes, drawers and shelving.

ENSUITE

11' x 8' (3.35m x 2.44m)



With shower cubicle and rain shower, basin, low suite wc, radiator, heated towel rail and Finlock radiator. Pine boarded floor.

DRESSING ROOM

13'3 x 11' (4.04m x 3.35m)

With fitted cupboards and double panelled radiator.

OUTSIDE



Remote electrically operated gated access to a tarmac driveway. The front garden contains a majestic London Plane tree and Scots Pine trees. There is rear yard area with

raised beds, two built-in closets, a gate to a side area with stone steps. Cycle shed with perspex roof.

An archway and entrance iron gates and railings give access to a pleasant enclosed garden with a variety of trees, shrubs and a paved patio area.

GARAGES



Four bay open fronted garage of brick construction under a slated roof.

DRIVEWAY



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

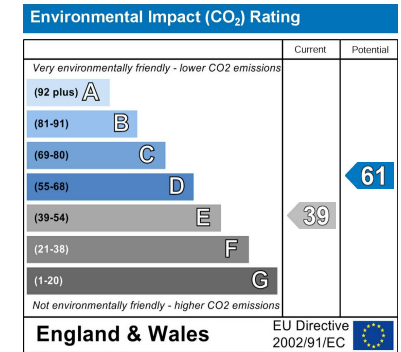
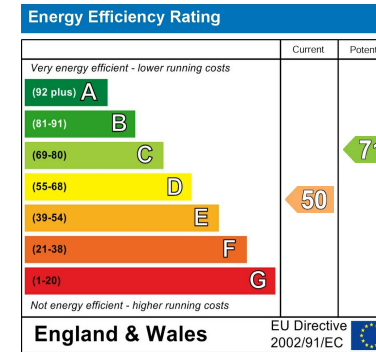
Strictly by appointment with the selling agents.

Ground Floor



First Floor





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