



7 Massey Street, Newark, Nottinghamshire,
NG24 1PE

£345,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached three bedroomed house, situated within the town centre area and standing within a walled garden extending in all to 1,350 sq.m (0.32 acre) or thereabouts. The property has a private gated entrance, and is approached by a long driveway with ample parking and turning within the frontage areas.

The beautifully landscaped rear garden and terrace is south facing, secluded and private. The property is situated within a short walking distance of the town centre, local amenities, shops, a primary school, secondary school and the railway stations.

The property was built circa 1970 within the walled grounds of Barnby Villa. The accommodation throughout is particularly light and airy, with large window openings and spacious rooms, ideal for a modern family lifestyle.

The accommodation provides on the ground floor; a reception hall, 24 ft through lounge, separate dining room, kitchen and rear lobby with separate downstairs WC. The first floor provides; three good sized bedrooms, the family bathroom and a separate WC. Central heating is gas fired. The property is substantially built, well maintained and comes to the market for the first time in almost 49 years.

Newark on Trent is an attractive place to live. The town has a long and interesting history. The Georgian market square, the fine St Mary's Church, 12th Century castle and the riverside areas are attractive parts of the town. There are many niche shops and boutiques, restaurants, shops including Waitrose, Morrisons and ASDA are represented in the town. Marks and Spencers have recently announced a new super store for the town.

Conveniently within a short walking distance, there are rail services from Newark Northgate station on the east coast line, London to Edinburgh. Journey times from Northgate Station to Kings Cross are just over 75 minutes. There are also rail services from Newark Castle Station to Lincoln and Nottingham, with regular services, extensively used by commuters.

The property mostly concealed from the street, stands very

nicely on the plot. The following accommodation is provided:

RECEPTION HALL

13'10 x 7'3 (4.22m x 2.21m)

With panelled entrance door and glazed side panels, radiator, internal glazed screen and door to the kitchen.

LOUNGE

24'3 x 13'11 (7.39m x 4.24m)



With stone fire place, fitted gas fire and two panelled radiators.



DINING ROOM

11'11 x 11'9 (3.63m x 3.58m)



With front window and door to the kitchen. Radiator.

KITCHEN

13'8 x 9'8 (4.17m x 2.95m)

With wall cupboards, base units and working surfaces. The kitchen is partly divided by a peninsula unit with the electric oven and grill. The working surfaces incorporate a one and a half sink unit. .

REAR LOBBY

7' x 5'3 (2.13m x 1.60m)

With built in cupboard, electric metre and rear entrance door.

SEPERATE WC

With close coupled WC, radiator and plumbing for a washing machine.

FIRST FLOOR

The staircase rises to a first floor landing with radiator.

BEDROOM ONE

19'2 x 11'9 (5.84m x 3.58m)



Narrowing to 8'11. A through room, dormer windows to the front and rear. Built in airing cupboard containing gas fired central heating boiler fitted in 2019

BEDROOM TWO

13'9 x 9'8 (4.19m x 2.95m)



With radiator.

BEDROOM THREE

10'8 x 9'4 (3.25m x 2.84m)



With dormer window and radiator.

BATHROOM

9'11 x 4'6 (3.02m x 1.37m)

Bath with electric shower, basin, shaver point and radiator.

SEPERATE WC

OUTSIDE



Double entrance gates set within the frontage wall, provide access to a gravelled driveway with a grass island and fish pond. There is a detached car port, with timber clad sides.

The rear garden contains a pegola, decking area and a garden summer house.

There is a small workshop of brick and pan tiled construction with electricity connected.

The property has a fenced rear boundary, within which is a compost and nursery area. Also in the back corner of the garden is a timber garden shed and a green house.





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.

TENURE

The property is freehold.

SERVICES

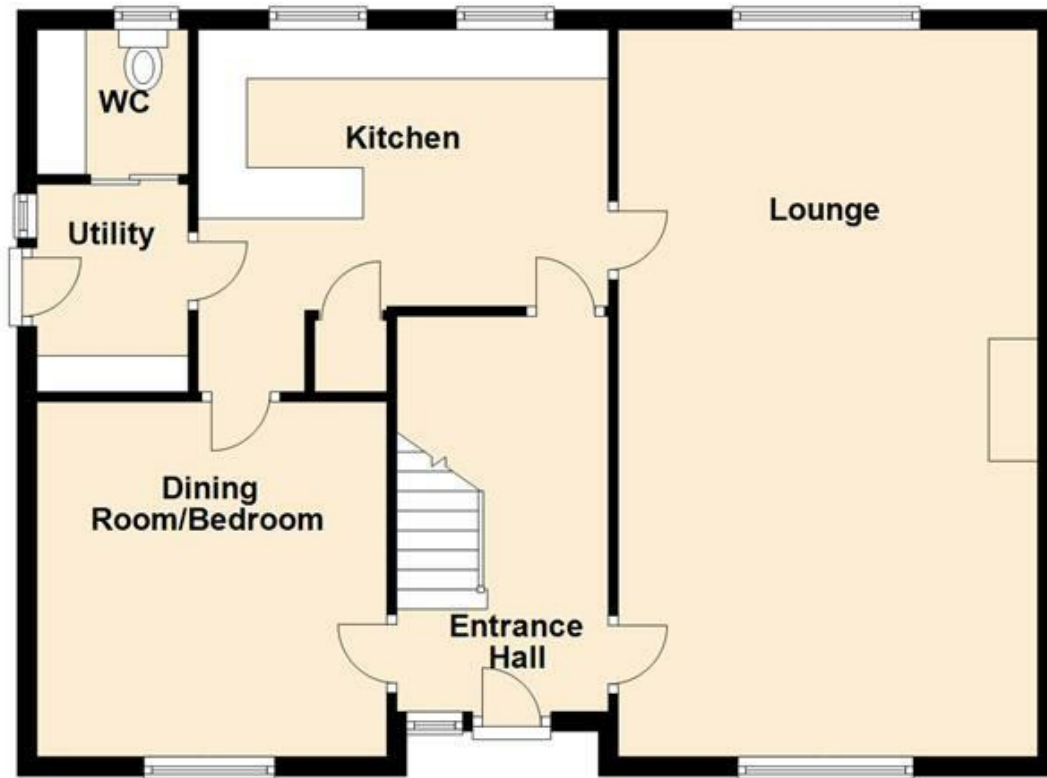
Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

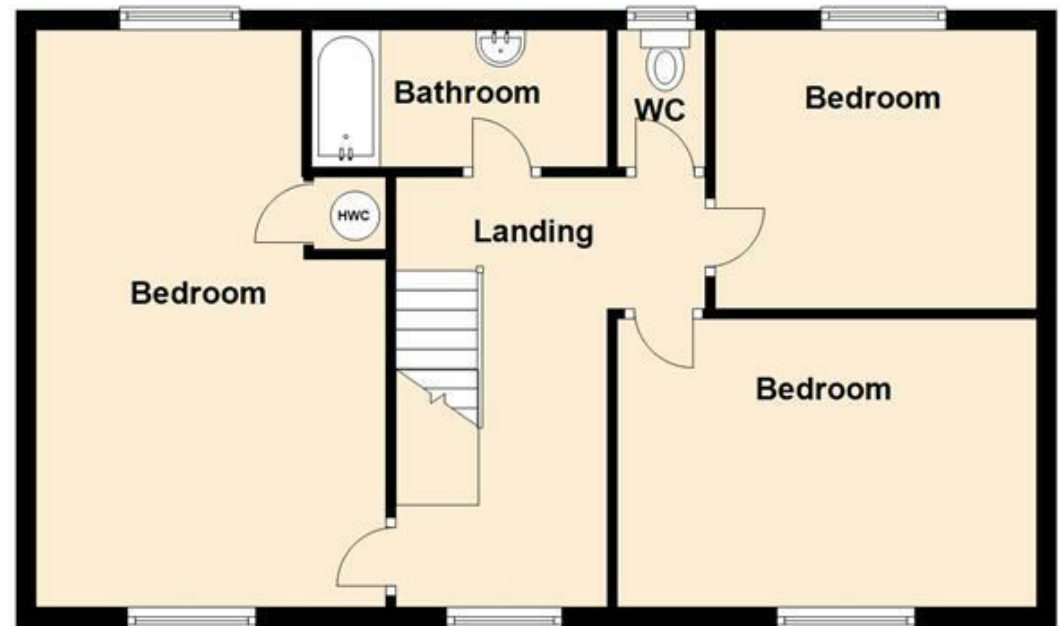
Ground Floor

Approx. 75.0 sq. metres (807.0 sq. feet)

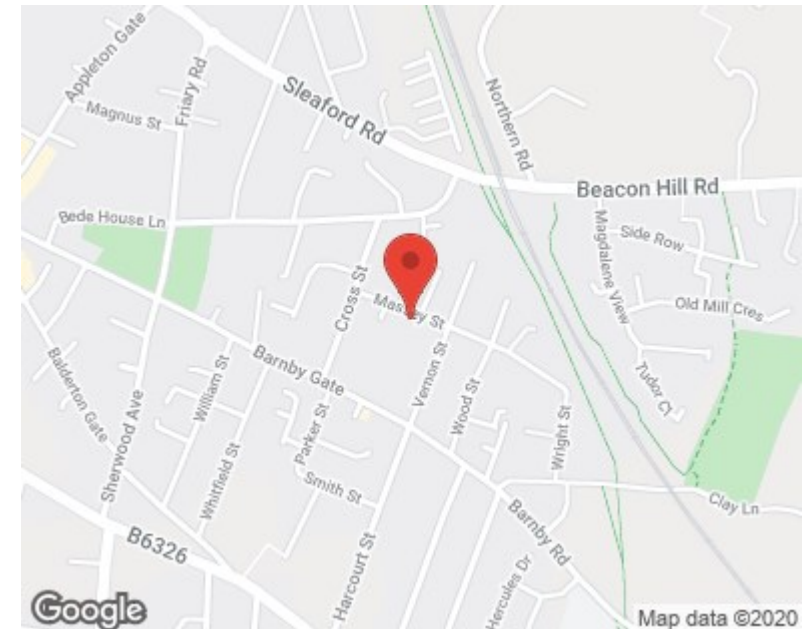
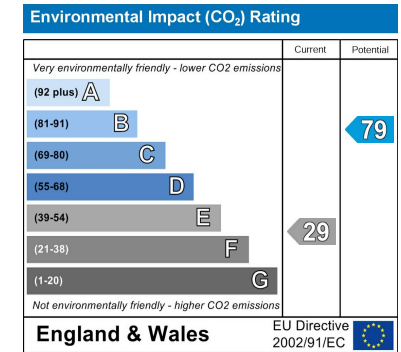
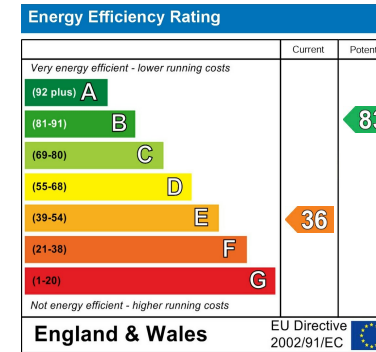


First Floor

Approx. 60.4 sq. metres (650.0 sq. feet)



Total area: approx. 135.4 sq. metres (1457.1 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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