



36 River View Trent Lane, Newark,  
Nottinghamshire, NG24 1FR

**£146,000**  
Tel: 01636 611811

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This is a superbly presented, modern end terraced house with two double bedrooms. Built in 2014, situated on this attractive riverside development only one mile from Newark town centre. The property offers living accommodation which has the benefit of a gas fired central heating system, and UPVC double glazed windows.

The accommodation comprises; entrance hall, WC, open plan lounge, dining room and kitchen, staircase rising to the first floor where there is a landing, two double bedrooms with views of the River Trent and a nicely appointed bathroom with a white suite. Outside; there is an allocated car parking space and an attractive and well maintained open plan front garden with views towards the riverside. A path leads from the front of the house to the riverside walk, along the banks of the River Trent.

The property would be ideal for those seeking a stylish and contemporary home with an attractive location, close to local amenities and within commuting distance of the major centres.

Newark town centre is situated approximately 1 mile away and has excellent amenities including; Asda, Morrisons, Waitrose and ALDI supermarkets. The Georgian market square holds regular markets and has a variety of niche shops, quality bars, restaurants and cafes including Costa and Starbucks. Newark Northgate railway station is within walking distance and there are fast LNER trains connecting to London Kings Cross with a journey time of approximately 75 minutes. The riverside development has a pleasant riverside walkway, leading along the River Trent to the town centre.

This two storey end terraced house was completed by Barrett Homes in 2014 and has living accommodation over two levels which can be further described as follows:

## GROUND FLOOR

### ENTRANCE HALL

With front entrance door and UPVC double glazed window.

### WC

With white low suite WC, pedestal basin, radiator, UPVC double glazed window to the front elevation.

## OPEN PLAN LOUNGE, DINING & KITCHEN

### LIVING/DINING AREA

17'1 x 11'8 (5.21m x 3.56m)



With two double paneled radiators, UPVC double glazed window to the front elevation, television point, phone point, stairs off with storage cupboard below, ample space for settee and dining table. Open plan to the kitchen.



### KITCHEN

11'8 x 6'1 (3.56m x 1.85m)



Fitted with a range of attractive gloss finished base cupboards and drawers with working surfaces above, inset stainless steel sink and drainer, wall cupboards, fitted appliances include; electric oven, gas hob, extractor. Fridge freezer, dishwasher and automatic washer dryer. Cupboard housing the Logic Combination 35 gas fired central heating boiler.

## FIRST FLOOR

### LANDING

With storage cupboard and loft access hatch.

### BEDROOM ONE

9'2 x 8'6 (2.79m x 2.59m)



UPVC double glazed window to the front elevation with river views, radiator, television point, phone point, built in double wardrobe with sliding mirrored doors fitted with hanging rails and shelving.

### BEDROOM TWO

9'1 x 8'3 (2.77m x 2.51m)



With UPVC double glazed window to the front elevation and views of the River Trent. UPVC double glazed window to the side, radiator, built in double wardrobe, fitted with hanging rail and shelving.

### BATHROOM

6'1 x 4'9 (1.85m x 1.45m)



White suite comprising; low suite WC, paneled bath with shower over and shower screen, fully tiled walls in the shower area, pedestal wash hand basin with tiled splash back, extractor fan, UPVC double glazed window to the side elevation, chrome towel radiator.

### OUTSIDE



There is an allocated block paved parking space for one car, to the front of the house there is a walled bin store with double entrance doors, attractive open plan lawned garden planted with hedging and shrubs, wrought iron rails along the front boundary.

The garden is maintained by Premier Estates and the current charge is £18 per month.



### 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**

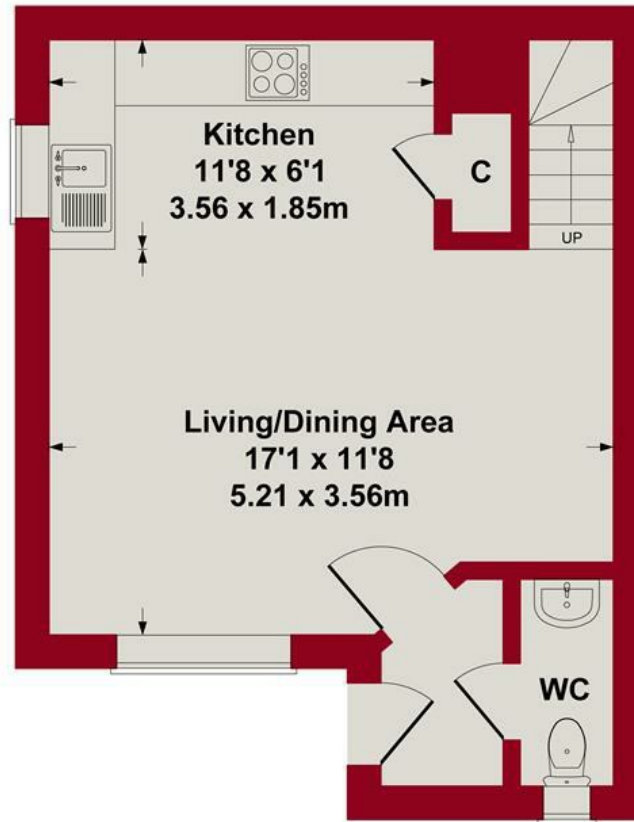
Vacant possession will be given on completion.

## **MORTGAGE**

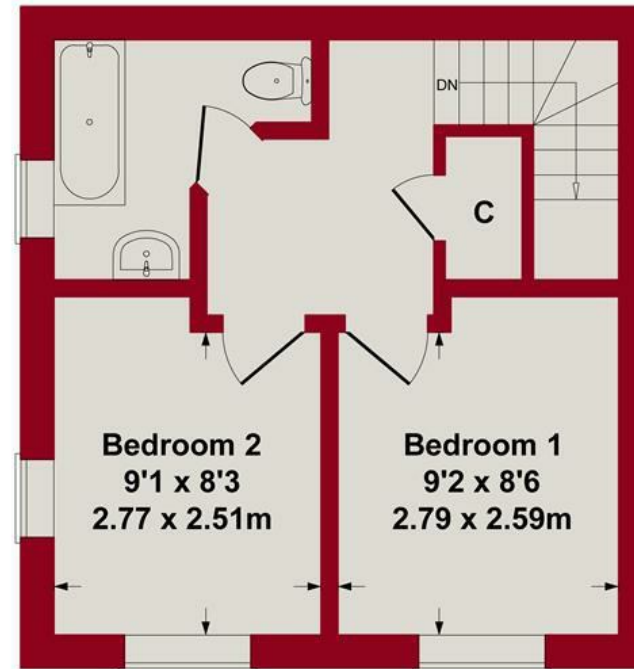
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



**Approximate Gross Internal Area**  
**647 sq ft - 60 sq m**



**GROUND FLOOR**



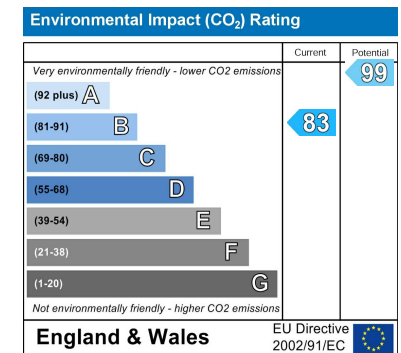
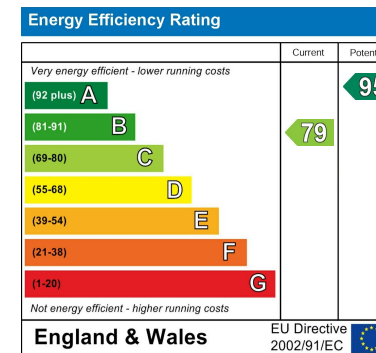
**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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