



**14 Kingsnorth Close, Newark,  
Nottinghamshire, NG24 1PS**

**£160,000**  
Tel: 01636 611811

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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



A Semi-Detached three bedroomed house situated in a pleasant residential cul-de-sac within a few minutes walking distance of the town centre, schools, local amenities and railway stations. This well maintained property has gas fired central heating and double glazed windows throughout. There is off street parking and a detached brick built single garage.

The accommodation provides on the ground floor a front entrance hall, lounge, dining room and kitchen. The first floor provides a landing, three bedrooms and bathroom. The property has an open plan frontage, tarmac drive and low maintenance rear garden.

Kingsnorth Close is situated off Cross Street and Beacon Hill Road. The town centre provides an excellent range of amenities and shopping facilities including Aldi, Asda, Waitrose and Morrisons. The Georgian Market Square and the surrounding areas provide a host of popular pubs and restaurants all within walking distance of the property. The 12th Century Castle and river side areas are attractive parts of the town. Rail services from Newark Castle Gate to Lincoln and Nottingham and Northgate Railway Station to London Kings Cross, the north and Edinburgh.

The property is of brick construction under a tiled roof and provides the following accommodation:-

## GROUND FLOOR

### ENTRANCE HALL

With radiator and front entrance door.

### LOUNGE

14'7 x 12'3 (4.45m x 3.73m )



With fitted gas fire and combined back boiler providing the central heating system and hot water system. Built in cupboard under the stairs. Sliding door to the dining room.



### DINING ROOM

10'3 x 8' (3.12m x 2.44m)



With window and double glazed door to the garden. Radiator.

### KITCHEN

9'7 x 7' (2.92m x 2.13m)



With wall cupboards, base units, working surfaces incorporating a stainless steel sink unit. integrated gas hob, cooker hood and electric oven.

## FIRST FLOOR

### LANDING

With airing cupboard containing the hot water cylinder.  
Hatch to the roof space.

### BEDROOM ONE

12'4 x 9'4 (3.76m x 2.84m)



With radiator and built in wardrobe.

### BEDROOM TWO

10'3 x 9'4 (3.12m x 2.84m)



With radiator and built in wardrobe.

### BEDROOM THREE

6'11 x 5'10 (2.11m x 1.78m )



With radiator.

### BATHROOM

7'2 x 5'9 (2.18m x 1.75m )



With tiled walls, bath, electric shower over, pedestal basin  
and low suite WC and radiator.

### OUTSIDE



Open plan frontage and tarmacadam driveway. The rear  
garden is almost entirely paved and low maintenance.

### GARAGE

16' x 8' (4.88m x 2.44m )



Approximate measurements.

### 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**

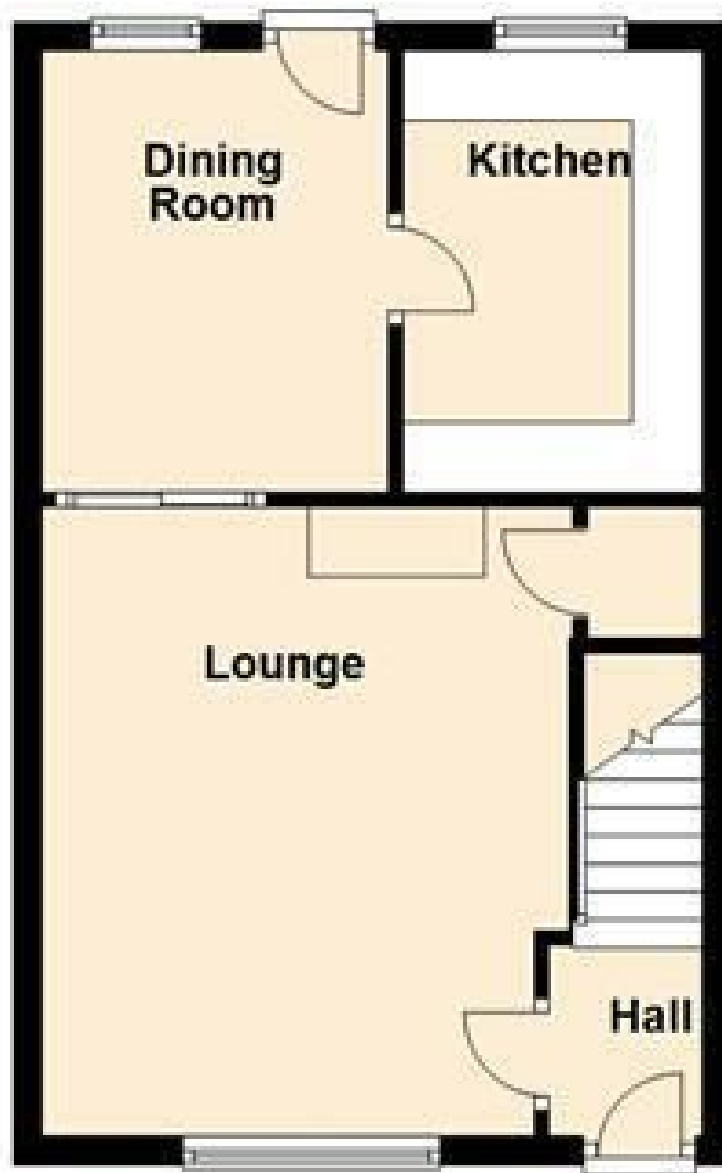
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**VIEWING**

Strictly by appointment with the selling agents.

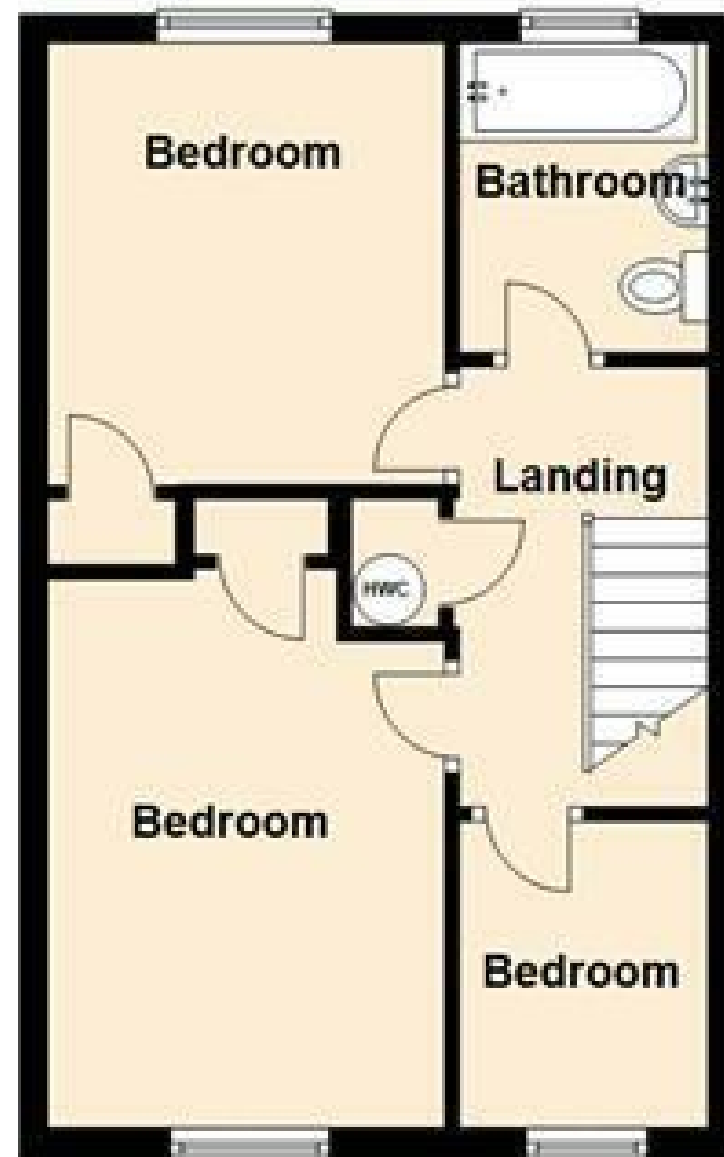
## Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



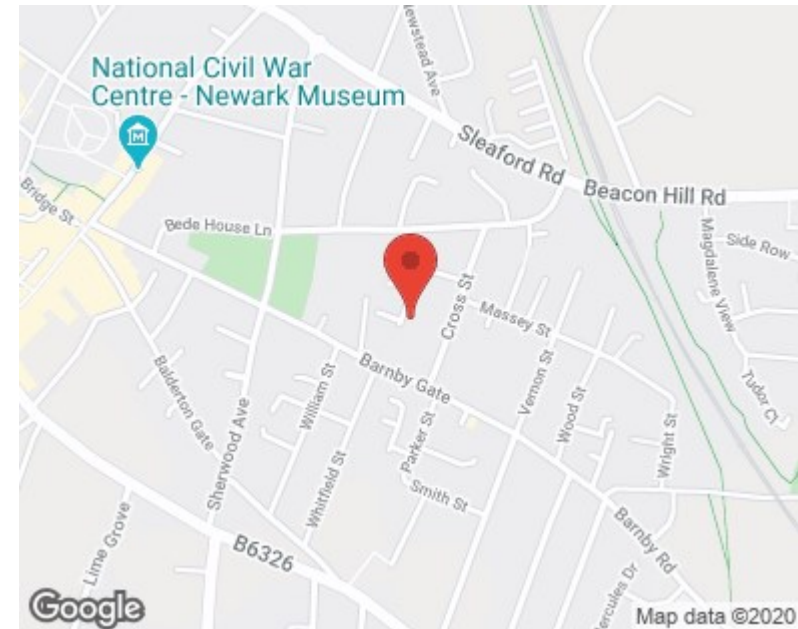
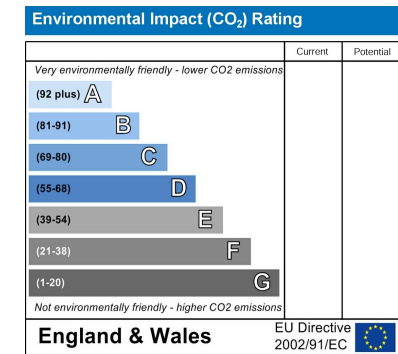
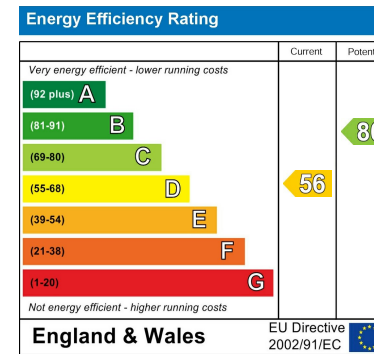
## First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 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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