

## Cardinal Hinsley Close, Newark, Nottinghamshire NG24 4NQ



**Offers Over £180,000 Freehold**



Well presented three bedroom detached property, in a quiet cul-de-sac within easy reach of the town centre. The accommodation consists of an entrance porch, lounge, dining room, kitchen and conservatory. To the first floor there is a family bathroom, main bedroom with en-suite and built in triple wardrobe, two further double bedrooms. Cavity wall insulated. Gas Central Heating and UPVC double glazing. To the rear there is a low maintenance south facing garden, with open fields beyond. The front has a garage with lighting and power and parking for two cars.

## Entrance Porch

Enter the property via a Composite exterior door, with tiled flooring, double glazed window, electric wall heater, consumer unit. Door leading to

## Lounge

**14'3" x 11'1"**

Front aspect double glazed window, Fireplace with gas fire, radiator, ceiling light fitting, TV point, Virgin Media point, under stair storage. Arch to

## Dining Room

**8'2" x 11'0"**

Double glazed patio doors to conservatory, radiator, ceiling light fitting, Thermostat control,

## Kitchen

**11'6" x 8'2"**

Cream shaker style wall and base units, white marble effect worktop, freestanding Parker Cowan oven with gas hob, pull out cooker hood, stainless sink and drainer, plumbing for washing machine and dishwasher, space for a fridge freezer, electric floor heater, rear aspect double glazed window and exterior door. Tiled flooring and part tiled walls.

## Conservatory

**9'0" x 9'3"**

Dwarf wall and double glazed units, French door to rear garden, ceiling fan and light fitting, electric points.

## Stairs and Landing

Stairs from the lounge leading to the first floor, access to the loft space with fitted ladder and part boarded, where the combi boiler is fitted, airing cupboard with shelves and the heating timer and controls.

## Bathroom

**8'2" x 6'5"**

Modern white three piece suite, wc with low level cistern built in unit, white hand basin built in vanity unit, with light over. Obscure double glazed rear aspect window, white heated towel rail, ceiling light fitting

## Main Bedroom

**14'7" x 10'2"**

Double glazed rear aspect windows, radiator, triple wardrobes, ceiling light fitting, door leading to

## En suite

White two piece suite with shower cubicle, tiled walls, built in vanity hand basin with light over, built in low level WC. rear aspect obscure double glazed window. radiator.

## Bedroom 2

**8'0" x 10'11"**

Double bedroom with front aspect double glazed windows, ceiling light fitting, radiator.

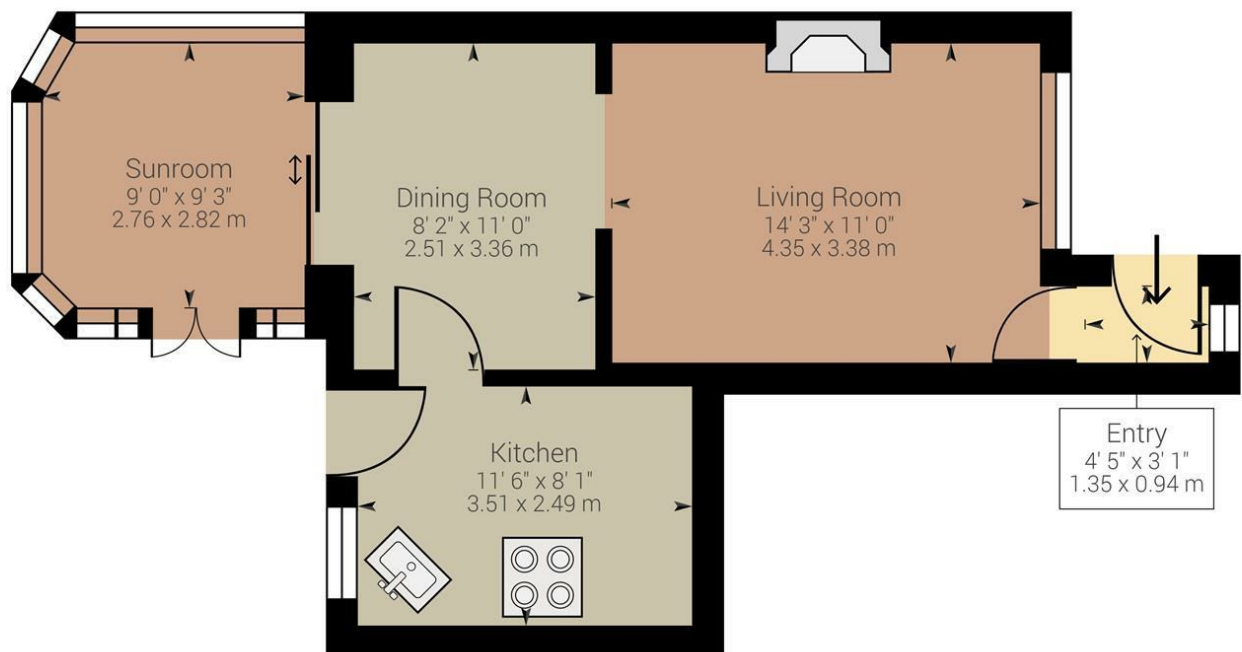
## Bedroom 3

**8'1" x 8'5"**

Double room with front aspect window, radiator, ceiling light fitting

## Brochure Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.




Approximate net internal area: 471.94 ft<sup>2</sup> / 43.84 m<sup>2</sup>


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 71  | 84        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Environmental Impact (CO<sub>2</sub>) Rating

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