



## The Delmont, Plot 21 Stone Close

Middlebeck, Newark, NG24 4FS

**£205,000**

You can pre-reserve your dream new home with a £500 reservation fee, get in touch for more information on 01636 700 888. Recently voted one of the UK's best places to live, Newark offers a charming blend of historic architecture and fantastic commuter links with two train stations in the heart of the town. Middlebeck is situated to the South of the town and is quickly becoming a desirable community featuring acres of open space, it's own state-of-the-art primary school and a community hub with transport links, shops and cafes. The Delmont makes an ideal 1st home. Downstairs comprises of a stylish kitchen/diner with door to the garden, 14ft lounge, downstairs WC and storage under the stairs. Upstairs there are 2 double bedrooms, the principal bedroom includes an en-suite shower room, family bathroom and built in storage to bedroom 2. Outside the property benefits from parking spaces & a garden





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – TBC.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Munds.



You can pre-reserve your dream new home with a £500 reservation fee, get in touch for more information on 01636 700 888. Recently voted one of the UK's best places to live, Newark offers a charming blend of historic architecture and fantastic commuter links with two train stations in the heart of the town. Middlebeck is situated to the South of the town and is quickly becoming a desirable community featuring acres of open space, it's own state-of-the-art primary school and a community hub with transport links, shops and cafes. The Delmont makes an ideal 1st home. Downstairs comprises of a stylish kitchen/diner with door to the garden, 14ft lounge, downstairs WC and storage under the stairs. Upstairs there are 2 double bedrooms, the principal bedroom includes an en-suite shower room, family bathroom and built in storage to bedroom 2. Outside the property benefits from parking spaces & a garden.



Tenure: Freehold

Annual service charge amount (£): TBC  
 Service charge review period (year/month): Yearly  
 Council tax band (England, Wales and Scotland): TBC  
 Reservation fee (£): 500

Optional extras available.

#### ROOM DIMENSIONS

Ground Floor

Lounge - 3.05 x 4.32 metre

Kitchen/Dining - 4.03 x 3.1 metre

WC - 1.5 x 1.11 metre



First Floor

Principal Bedroom - 4.03 x 3.71 metre

En-Suite - 1.08 x 2.3 metre

Bedroom 2 - 4.03 x 2.66 metre

Bathroom - 1.86 x 2.15 metre

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilsen Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

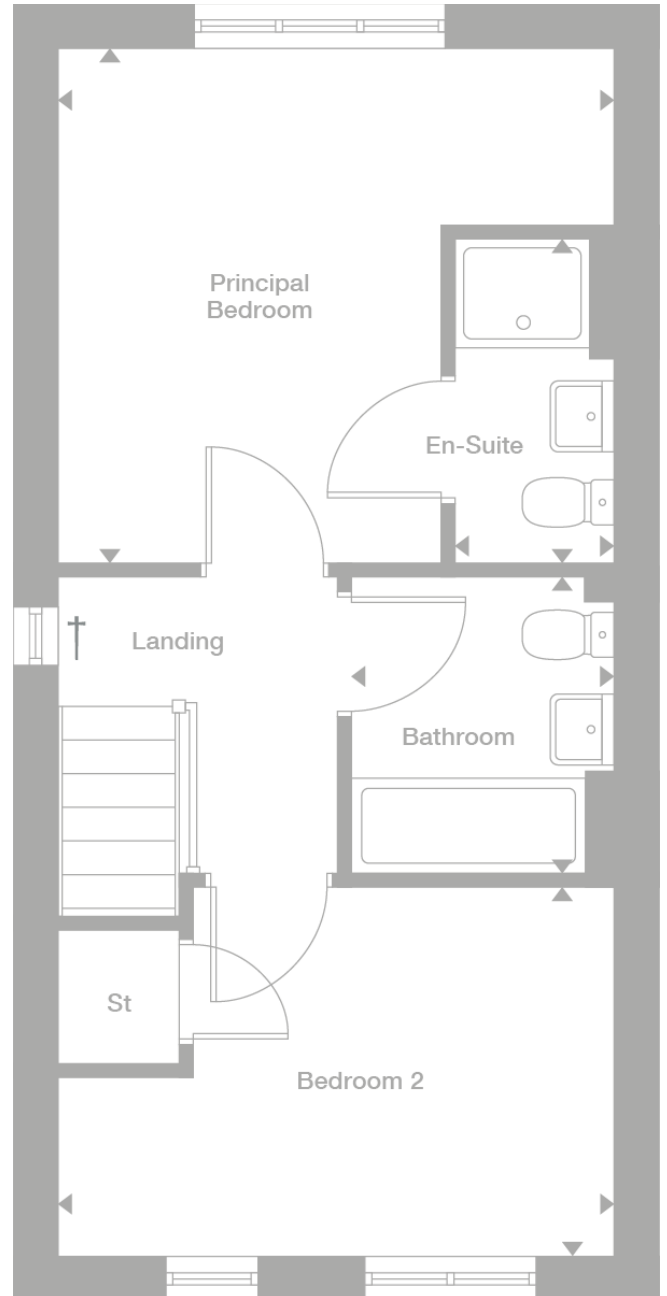
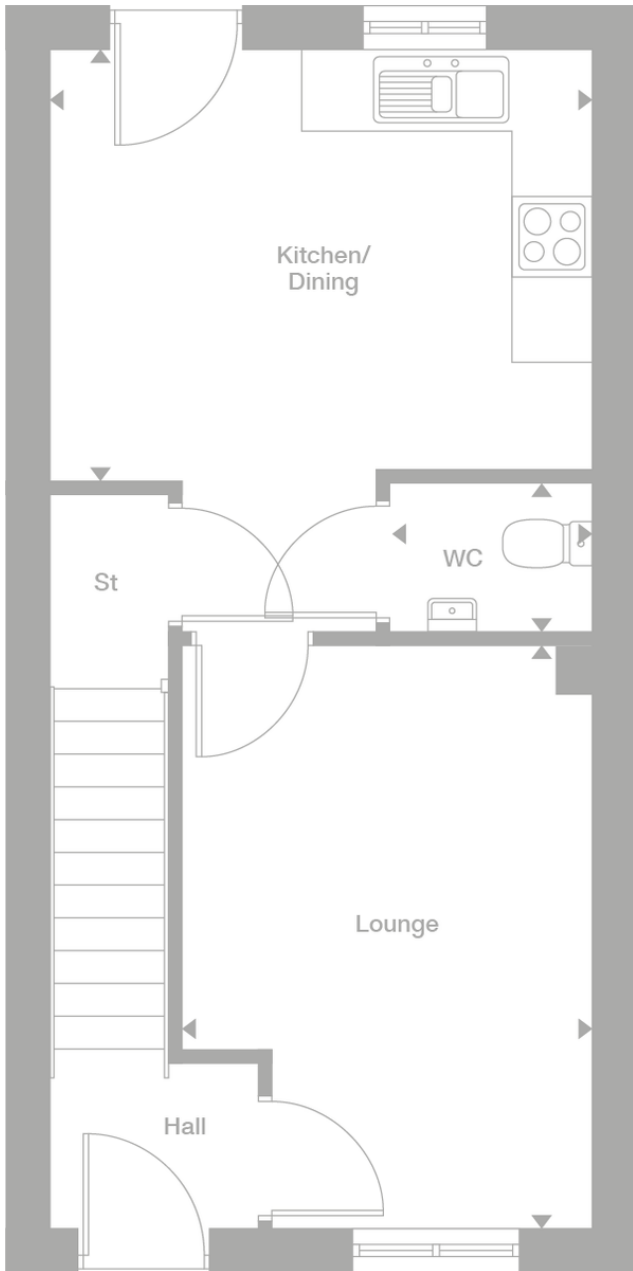
#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 295 Silver Street, Lincoln, LN2 1AS.





26 Kirkgate  
Newark  
NG24 1AB

newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN

southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

info@mundys.net  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH

info@mundys.net  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.