



## 14 Preston Road Newark, NG24 2GE

**Guide Price £375,000 - £385,000**

An immaculately presented bay fronted family home complete with beautifully landscaped gardens. In brief there is an Open Porch at the front and the Ground Floor Accommodation comprises of an Entrance Hallway with under stairs storage, bay fronted Living Room with a living flame gas fire and double doors leading to the Dining Room with French doors onto the rear garden, Cloakroom with WC, Shaker style Kitchen Breakfast Room and Utility Room with access to the side of the property and to the Double Garage. A Galleried Landing with airing cupboard, Family Bathroom, four Double Bedrooms, all fitted with built-in wardrobes, and an En-Suite Shower Room to the bay fronted Master Bedroom completes the First Floor Accommodation. To the front is a double width driveway proving off road parking and giving access to the Double Garage with a low maintenance gravel garden with shrubs and gated access at the side. To the rear, the southfacing garden has a paved patio area, lawn, arbour, greenhouse, chicken shed, barn style shed, outside tap and borders for plants and shrubs. Viewings are highly recommend to appreciate the accommodation on offer.



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### SERVICES

All mains services available. Gas central heating. The Gas Boiler was installed in May 2022 and has a 10 year Guarantee.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

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

**TENURE - Freehold.**

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

### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside.



Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and railway stations that provide links to nearby cities.

### OPEN PORCH

With tiled floor and a uPVC double glazed door to the Entrance Hall.



### ENTRANCE HALL

With uPVC double glazed window to the front elevation, radiator, under stairs storage cupboard, laminate flooring and doors leading to the Dining Room, Cloakroom and Kitchen Breakfast Room.

### LIVING ROOM

18' 2" (into bay) x 12' 11" (5.54m x 3.94m) With uPVC double glazed walk-in bay window to the front elevation, coving to the ceiling, radiators, gas fire suite with a marble hearth and double doors leading to the Dining Room.



### DINING ROOM

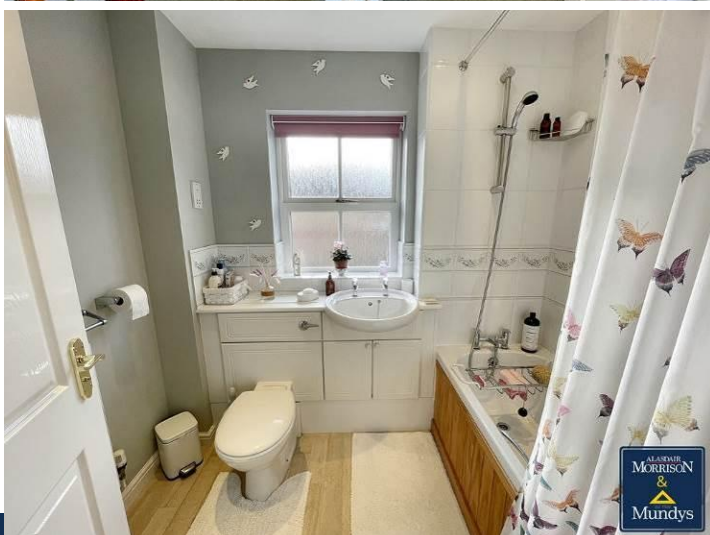
12' 11" x 8' 2" (3.94m x 2.49m) With uPVC double glazed windows and French doors onto the garden at the rear, coving to the ceiling, radiator and laminate flooring.

### CLOAKROOM

Fitted with a low-level WC and a pedestal wash hand basin, tiled splash-backs, laminate flooring, radiator and a uPVC double glazed opaque window to the rear elevation.

### KITCHEN BREAKFAST ROOM

11' 1" x 10' 10" (maximum measurements) (3.38m x 3.3m) Fitted with classic Shaker style wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, fitted Neff double oven, gas hob and extractor, under counter space for a dishwasher, tiled splash-backs, tiled floor, radiator, door to the Utility Room and a uPVC double glazed window to the rear elevation.





### UTILITY ROOM

8' 5" x 7' 3" (2.57m x 2.21m) Fitted base units and work surface with under counter space for a washing machine, sink unit with a stainless steel mixer tap, space for a fridge freezer, radiator, tiled splash-backs, tiled floor, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation, wall mounted boiler, access to a boarded loft space and a personal door to the Double Garage.

### GALLERIED LANDING

Gallery style landing with access to the loft, radiator and doors leading to four Bedrooms, Family Bathroom and built-in airing cupboard housing the hot water cylinder.



### FAMILY BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m) Fitted with a white three piece suite comprising a concealed low-level WC and wash hand basin set within a vanity unit, bath with a mixer shower attachment, tiled splash-backs, radiator, inset spotlights, extractor, electric shaver point and a uPVC double glazed opaque window to the rear elevation.

### MASTER BEDROOM

13' 10" (into bay) x 12' 10" (4.22m x 3.91m) With uPVC double glazed walk-in bay window to the front elevation, built-in double wardrobe, radiator and a door to the En-Suite.



### EN-SUITE

6' 9" x 4' 11" (2.06m x 1.5m) Fitted with a three piece suite comprising a low-level WC, pedestal wash hand basin and a shower cubicle with a mains fed shower, tiled splash-backs, inset spotlights, electric shaver point, extractor, radiator and a uPVC double glazed opaque window to the side elevation.

### BEDROOM TWO

12' 2" x 9' 3" (3.71m x 2.82m) With uPVC double glazed window to the rear elevation, radiator and a built-in wardrobe.

### BEDROOM THREE

10' 5" (plus bay) x 8' 7" (3.18m x 2.62m) With uPVC double glazed walk-in bay window to the front elevation, radiator and a built-in double wardrobe.





## BEDROOM FOUR

9' 3" x 8' 9" (2.82m x 2.67m) With uPVC double glazed window to the rear elevation, radiator and a built-in double wardrobe.

## DOUBLE GARAGE

16' 9" x 7' 9" (5.11m x 2.36m)

14' 8" x 8' 2" (4.47m x 2.49m)

Central partition with opening, two electric roller doors, power, lighting and a personal door into the Utility Room.

### 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 Gilson 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, J Walter and Callum Lyman 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

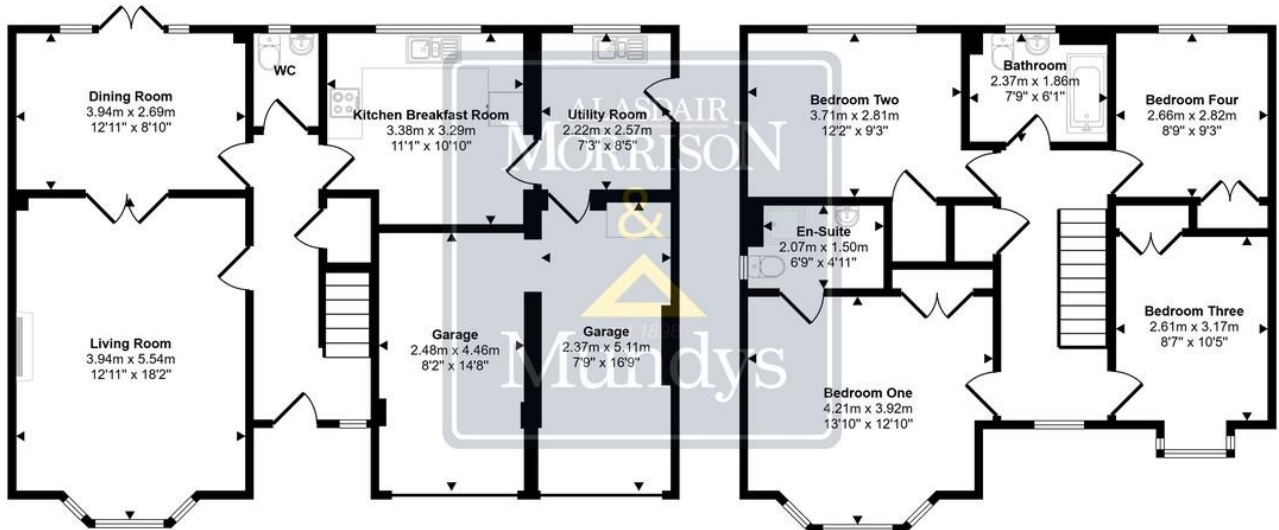
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Approx Gross Internal Area  
155 sq m / 1664 sq ft



Ground Floor  
Approx 88 sq m / 944 sq ft

First Floor  
Approx 67 sq m / 720 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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