



120 Goldstraw Lane
Fernwood, Newark, NG24 3FF

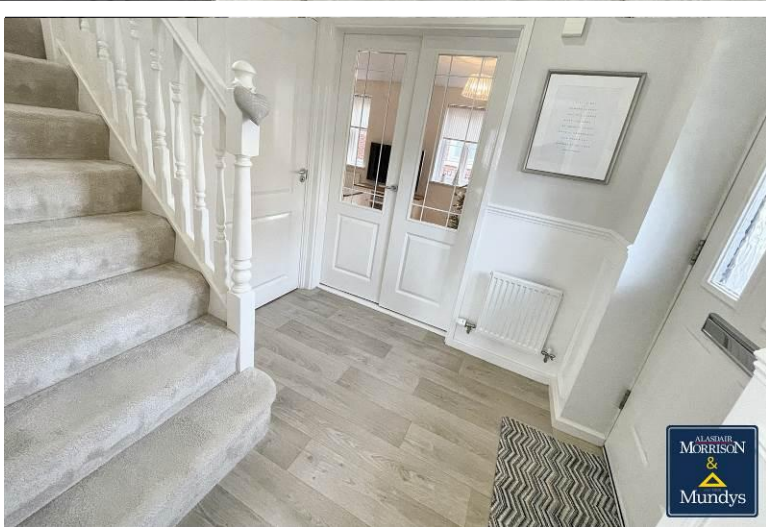
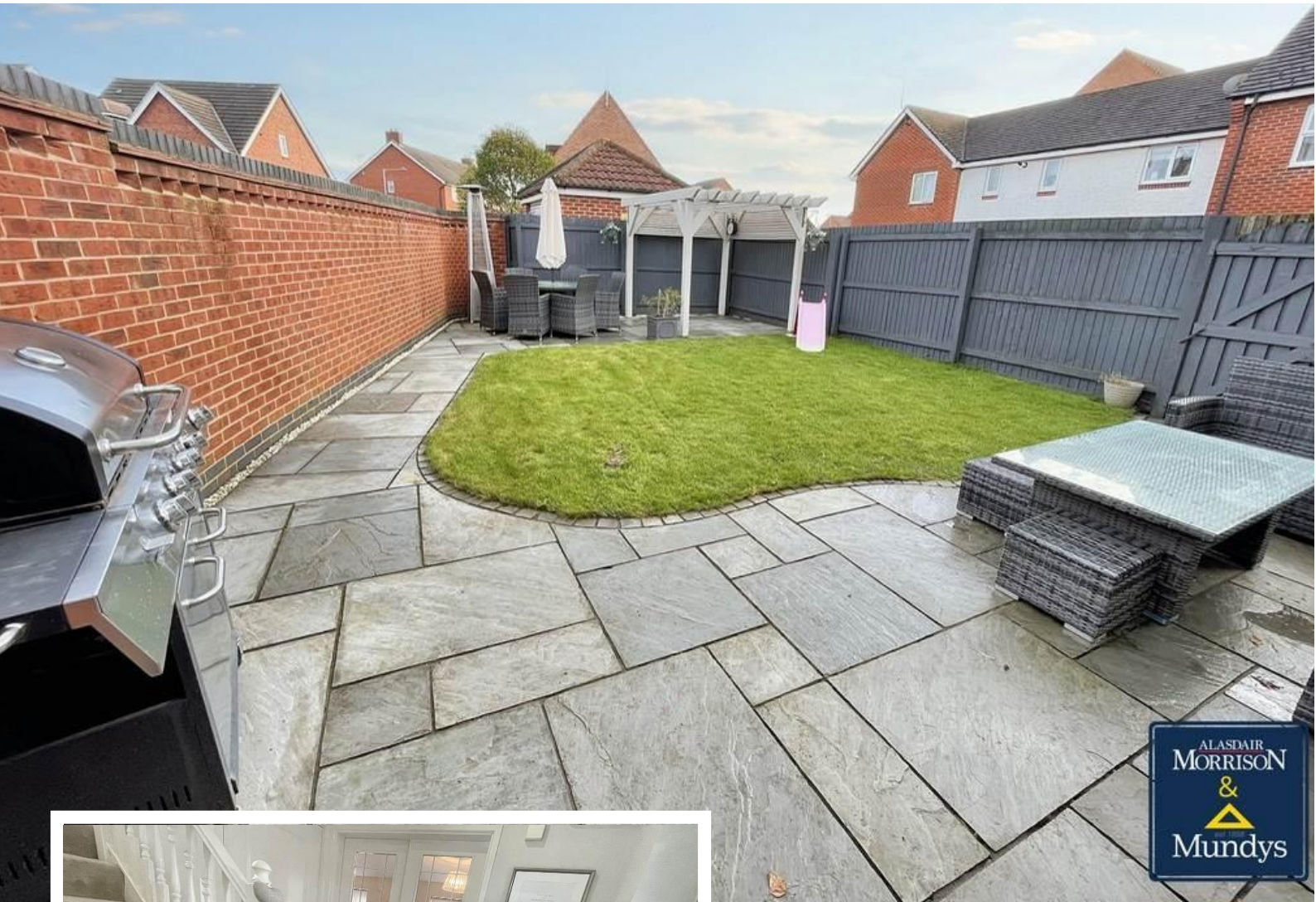


Book a Viewing

£270,000

A beautifully presented and much loved Detached Home complete with a landscaped garden and allocated parking for two vehicles . In brief, the modern accommodation comprises of a welcoming Entrance Hall, Living Room with dual aspect windows, Cloakroom with WC, Utility Room and a family friendly Kitchen Diner with French doors leading to the garden. To the First Floor there is a Family Bathroom and three Bedrooms, with an En-Suite Shower Room to the Master Bedroom. Two of the Bedrooms are fitted with wardrobes. Call now to book your viewing on 01636 700888.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

SERVICE CHARGE INFORMATION

Annual Service Charge Amount - £405.65.

Service Charge Reviewed - Annually in May/June.

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Fernwood has a host of useful local amenities within the village, such as a local shop, village hall, sports field, a primary school, take away, bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham.



The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village which provides a wider selection of independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

ENTRANCE HALL

With feature coving to the walls, radiator, inset spotlights, stairs to the First Floor Landing, doors to the Kitchen Diner and Cloakroom and double doors to the Living Room.

LIVING ROOM

17' 10" x 10' 8" (5.44m x 3.25m) - With uPVC double glazed windows to the front and side elevations and radiators.

CLOAKROOM

Fitted with a low-level WC and a wash hand basin, tiled splash-backs, extractor and a radiator.

KITCHEN DINER

17' 10" x 9' 4" (5.44m x 2.84m) - Fitted with a range of modern wall and base units with a work-surface, incorporating a 1 1/2 bowl sink unit with a stainless steel mixer tap, built-in double oven, gas hob and a stainless steel extractor hood, integrated dishwasher, space for a fridge freezer, tiled splash-backs, cupboard housing the wall mounted boiler, built-in wine rack, radiator, uPVC double glazed windows to front and side elevations, French doors leading to the garden and door to the Utility Room.

UTILITY ROOM

5' 9" x 5' 4" (1.77m x 1.64m) - With modern fitted wall units and a work-surface with space below for a tumble dryer and a washing machine, tiled splash-backs, extractor, radiator and a double glazed door leading to the rear of the property.

FIRST FLOOR LANDING

With feature panelling to the walls, radiator, built-in airing cupboard housing the hot water cylinder, access to the loft, uPVC double glazed opaque window to the rear elevation and doors to the three Bedrooms and Bathroom.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) - Three-piece suite comprising a panelled bath with a mixer shower attachment, low-level WC and a pedestal wash hand basin, tiled splash-backs, extractor, inset spotlights, radiator and uPVC double glazed opaque window to the side elevation.

BEDROOM ONE

11' 1" x 9' 11" (plus door recess) (3.38m x 3.02m) - With uPVC double glazed windows to the front and side elevations, radiator, built-in wardrobes and door leading to the En-Suite Shower Room.

EN-SUITE SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.7m) - Fitted with a shower cubicle with a mains fed shower, low-level WC and pedestal wash hand basin, tiled splash-backs, heated towel rail, electric shaver point, extractor, inset spotlights and uPVC double glazed opaque window to the front elevation.

BEDROOM TWO

10' 9" x 9' 7" (3.28m x 2.92m) - With uPVC double glazed window to the front elevation, feature panelling to the walls, coving to the ceiling, radiator and a built-in wardrobe.





BEDROOM THREE

9' 2" x 7' 5" (2.79m x 2.26m) - With uPVC double glazed window to the side elevation, feature panelling to the walls and a radiator.

OUTSIDE

The walled and fenced enclosed garden has been landscaped with paved patio areas, a pergola and lawn. There are power points, a shed and gated access to the parking behind where there are two allocated parking spaces for this property.

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

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, 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 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 a spot verified.

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Approx Gross Internal Area
91 sq m / 976 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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