



ALASDAIR
MORRISON
&
Mundys



12 Lawrence Street
Newark, NG24 1NE



Book a Viewing

£170,000

Nestled on a charming, tree-lined street just moments from both central Newark and Northgate train station with direct links to London, this traditional semi-detached house offers a perfect blend of character and convenience. Freshly decorated throughout and featuring new carpets and a brand-new bathroom suite, the property is ready to move into. Inside, you'll find two welcoming reception rooms, a well-appointed kitchen with access to an enclosed rear garden and two generous double bedrooms, including built-in wardrobes in the principal room. The home benefits from UPVC double glazing and gas central heating, and is offered to the market with no onward chain. A lovely home in a sought-after location - early viewings are highly recommended.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

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 a railway station that provides links to nearby cities.



ENTRANCE LOBBY

With uPVC double glazed door, stairs to the first floor and doors to both reception rooms.

LIVING ROOM

12' 6" x 11' 3" into recess (3.81m x 3.43m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling, wall light points, metres and fuse box within built in cabinetry and a gas fire suite (disconnected).

DINING ROOM

13' 0" x 12' 0" (3.96m x 3.66m) With uPVC double glazed window to the rear elevation, coving to the ceiling, radiator, under stair storage cupboard with power and door to the kitchen.



KITCHEN

13' 3" x 7' 8" (4.04m x 2.34m) Fitted with a tall utility cupboard and base units with a worksurface incorporating a sink unit with a stainless steel mixer tap. Fitted oven, gas hob and stainless steel extractor hood, spaces for a washing machine and a fridge freezer, radiator, tiled floor, tiled splashbacks, coving to the ceiling, inset spotlights and wall mounted boiler, UPVC double glazed door onto the rear garden and UPVC double glazed window to the side.

LANDING

Doors to the two bedrooms and to the bathroom.

BEDROOM ONE

12' 9" x 11' 4" maximum (3.89m x 3.45m) With uPVC double glazed window to the front elevation, coving to the ceiling, radiator, access to the loft and two built-in wardrobes with hanging rails.

BEDROOM TWO

13' 11" x 9' 4" (4.24m x 2.84m)

With uPVC double glazed window to the rear elevation, coving to the ceiling and radiator.

BATHROOM

8' 5" x 8' 0" (2.57m x 2.44m) A newly fitted white modern suite comprising a P shaped bath with mixer shower and shower screen, pedestal wash handbasin and low-level WC, radiator, feature tongue and groove panelling to walls, extractor, built-in storage cupboard with shelves, electric shaver point and uPVC double glazed opaque window to the rear elevation.



OUTSIDE

There is a low maintenance garden at the front with pathway at the side and gated access leading to an enclosed rear garden.

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.

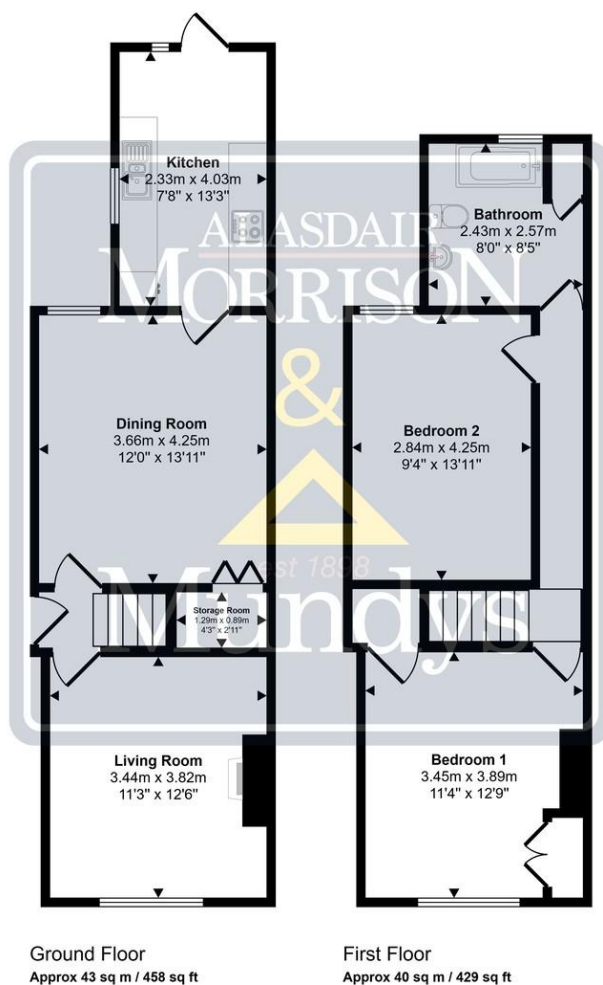
GENERAL

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 as not verified.

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Approx Gross Internal Area
82 sq m / 887 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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