

## 5 Raddle Way

Middlebeck, Newark, NG24 3XH



Book a Viewing

**£245,000**

Modern Three Storey Semi Detached House situated on the popular Middlebeck Development, offering easy access to the A1 for the daily commute and with schools and amenities close by. The property comprises of an Entrance Hall, Cloakroom/WC, 16ft Lounge, modern fitted Kitchen/Diner, First Floor Landing, Three Bedrooms, Bathroom, Second Floor Landing and Master Bedroom with En-suite. Outside there is a driveway, EVC point and single garage with an enclosed private rear garden. Call us on 01636 700 888 to view.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

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

**TENURE** - Freehold.

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

**LOCATION**

Raddle Way is conveniently situated to enjoy the amenities of the Middlebeck Development, Newark and Balderton. The property lies just a short walk from Christ Church C of E Infant and Nursery School, Flaxley Lane Community Park and Gannets Cafe as well as Balderton Lake, a choice of groceries shops, a dentist, medical centre and Sir Donald Bailey Academy being within easy reach.





#### ENTRANCE HALL

With glazed panelled door giving access to the entrance hall with staircase off to the first floor landing, with tiled flooring.

#### LOUNGE

16' 3" x 11' 6" (4.95m x 3.51m) Having double glazed patio doors to the rear elevation, double glazed window to the rear elevation, radiator and under stairs storage cupboard.

#### KITCHEN/DINER

8' 11" x 13' 2" (2.72m x 4.01m) Having a range of wall and floor mounted units with integrated appliances including Zanussi washing machine, Zanussi oven, gas hob and extractor over, integrated fridge freezer, work surfaces with inset stainless steel sink unit and drainer, tiled floor, radiator and double glazed window to front elevation.

#### CLOAKROOM/WC

With double glazed window to front elevation, low level WC, wash hand basin, tiled floor, splash tiling and radiator.

#### FIRST FLOOR LANDING

Stairs leading to the second floor accommodation with a storage cupboard.

#### BEDROOM 2

8' 11" x 11' 11" (2.72m x 3.63m) Double glazed window to front elevation and radiator.

#### BEDROOM 3

9' 2" x 12' 6" (2.79m x 3.81m) Double glazed window to rear elevation and radiator.

#### BEDROOM 4

6' 7" x 9' 0" (2.01m x 2.74m) Double glazed window to rear elevation and radiator.

#### BATHROOM

Comprising of panelled bath with glazed side screen and shower over bath, low level WC, pedestal wash hand basin, radiator, double glazed window to front elevation and splash tiling surround.

#### SECOND FLOOR LANDING

With door leading to master bedroom and radiator.

#### MASTER BEDROOM

Having double glazed window to front elevation, two radiators and access to roof space.

#### EN-SUITE

Comprising of shower cubicle with shower, low level WC, pedestal wash hand basin, splash tiling, radiator and Velux window to rear elevation.

#### OUTSIDE

To the front elevation there is a small lawned area with external light, side driveway leading to the single garage with up-and-over door, light and power. To the side of the property there is an electric vehicle charging point, and a side hand gate leading to the enclosed rear lawned garden with a patio area and external light.





**WEBSITE**

Our detailed website show 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**

SMS & 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 them we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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 roughly checked.

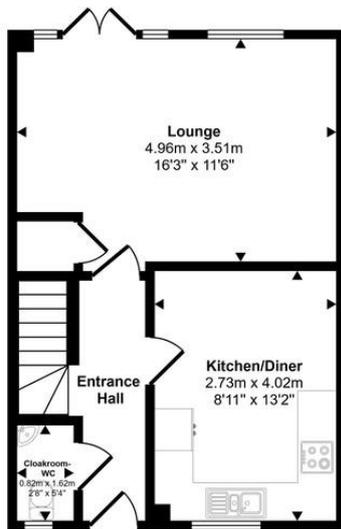
**GENERAL**

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:

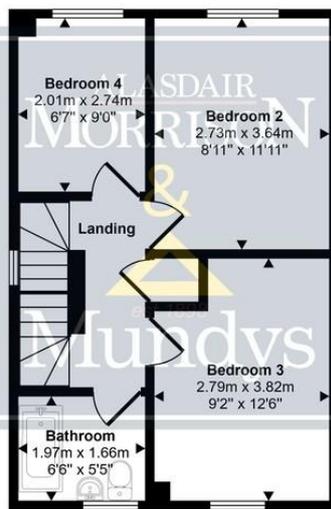
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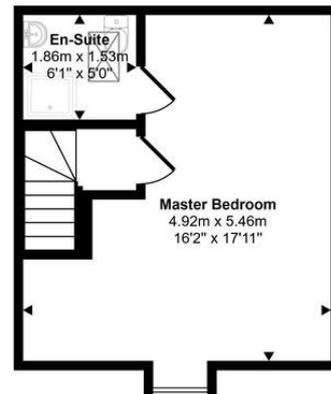
Approx Gross Internal Area  
102 sq m / 1098 sq ft



Ground Floor  
Approx 38 sq m / 405 sq ft



First Floor  
Approx 37 sq m / 402 sq ft



Second Floor  
Approx 27 sq m / 290 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

