

Mundys

110 Hawton Road,

Newark, NG24 4QF

Book a Viewing!

Offers In Excess of £390,000

A traditional and extended detached family home situated in this pleasant non-estate position along Hawton Road and being within close proximity to Newark Town Centre. The well-presented living accommodation briefly comprises of main reception hall, cloakroom, front reception room/playroom, sitting room, approx. 28ft extended fitted kitchen and dining area. The first floor landing leads to four bedrooms, study/bedroom 4 and family bathroom. Outside there are gardens to both the front and rear and a gated driveway providing off street parking and access to the detached single garage. The property further benefits from gas central heating and viewing is highly recommended.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – E (Newark and Sherwood District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through 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.









ACCOMMODATION

ENTRANCE HALL
With main entrance door, understairs cupboard, Parquet flooring, single radiator, window to front elevation and stairs rising to first floor landing.

CLOAKROOM
With WC, wash hand basin, radiator and UPVC window to side elevation.

RECEPTION ROOM/PLAY ROOM
11' 11" x 10' 11" (3.63m x 3.33m) With bay window to front elevation, window to side elevation, coving to ceiling, double radiator and Parquet flooring.

SITTING ROOM
13' 11" x 11' 10" (4.24m x 3.61m) With UPVC window to side elevation, double glazed Bi-fold doors, feature wall radiator and fire place.

OPEN PLAN KITCHEN & DINING AREA
28' 11" x 9' 10" (8.81m x 3m)

KITCHEN AREA
17' 5" x 9' 10" (5.31m x 3m) Fitted with a range of quality wall and base units and drawers with work surfaces over, sink unit and drainer, integral appliances incorporating oven, microwave oven, dishwasher, washer dryer, Neff feature extractor fan and gas hob, feature wall radiators, cupboard housing the Worcester gas central heating boiler and further fitted larder units.

DINING AREA
10' 3" x 9' 8" (3.12m x 2.95m) With sky light, double glazed sliding patio doors and large double glazed window.

FIRST FLOOR LANDING
With single radiator, window to side elevation, built-in cupboards access to roof void with drop down ladder.

BEDROOM
12' 2" x 11' 11" (3.71m x 3.63m) With windows to front and side elevation, radiator and exposed wood flooring.

BEDROOM
11' 11" x 10' 11" (3.63m x 3.33m) With three UPVC windows, fireplace, radiator and exposed wood flooring.

BEDROOM
9' 11" x 8' 6" (3.02m x 2.59m) With two UPVC windows and radiator.









STUDY/BEDROOM
6' 10" x 5' 9" (2.08m x 1.75m) With window to front elevation and radiator.

BATHROOM
With suite to comprise of bath with shower over, WC, wash hand basin, two UPVC windows, part tiled surround and towel radiator.

OUTSIDE
The property is situated in a pleasant non-estate position with gardens to both the front and rear. There is a front lawned garden and gated driveway providing off street parking for numerous vehicles and access to the detached single garage. To the rear of the property there is a garden with a range of mature flowerbeds, shrubs and trees, lawned area and raised composite seating area.

GARAGE
15' 5" x 10' 0" (4.7m x 3.05m) With up and over door, light and power.

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 & Co, Taylor Rose, 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
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:

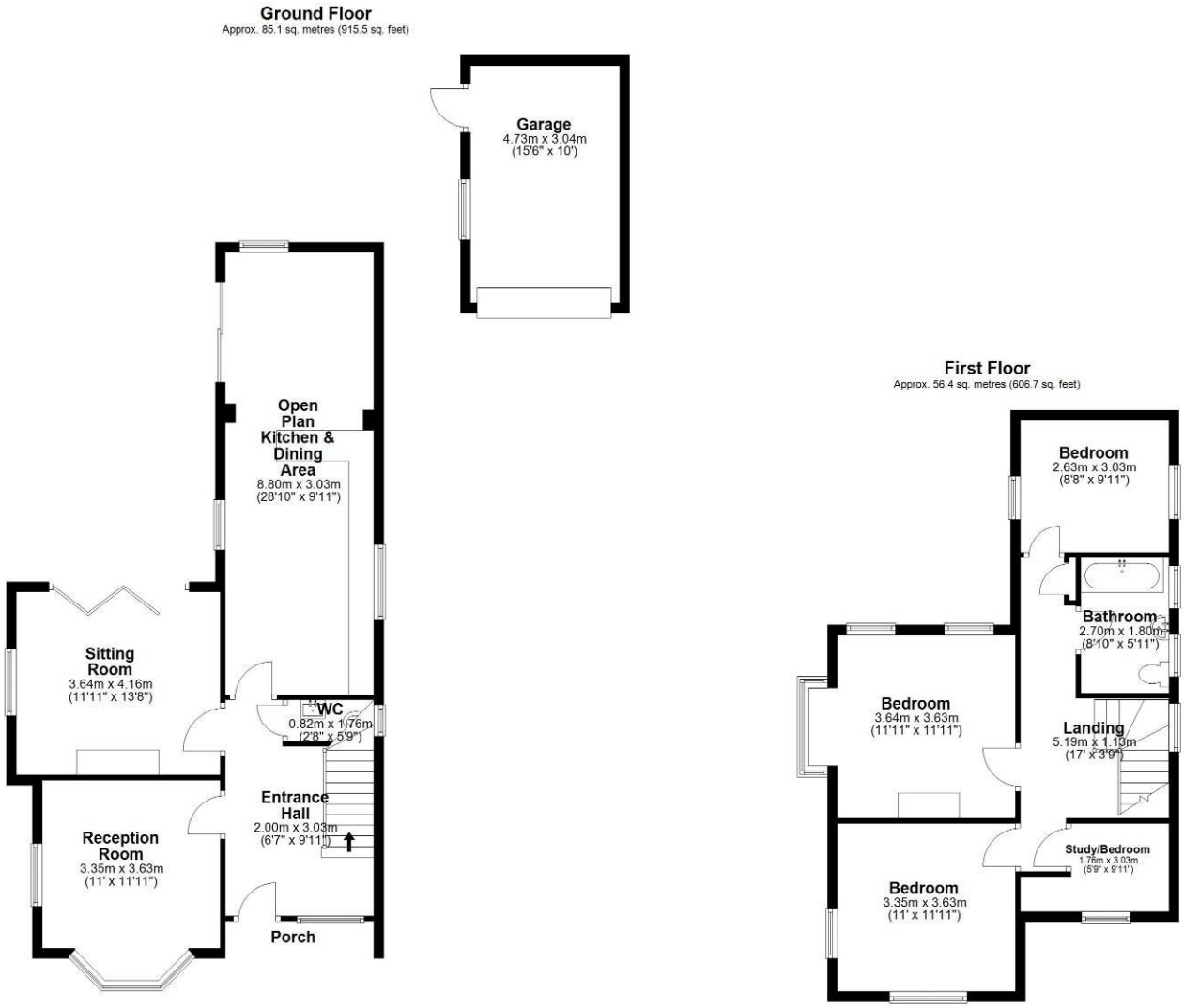
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Total area: approx. 141.4 sq. metres (1522.2 sq. feet)

For Guidance Purposes Only
Plan produced using PlanUp.

110 Hawton Road, Newark

46 Middle Gate
Newark
NG24 1AL
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 Street
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 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 recheck the measurements.