



**40 Lily Lane**  
Newark, NG24 2RH



Book a Viewing

## Offers in Excess of £295,000

A stylish Three Bedroom Detached Home designed for modern family living, set within a sought after residential area of Newark and enjoying open views to the front. The heart of the home has light filled living spaces, with both the Lounge and contemporary Kitchen Diner featuring French doors that seamlessly connect indoors with the generous rear garden - perfect for relaxed evenings, outdoor dining and entertaining guests in the private seating area. Upstairs, well proportioned Bedrooms provide comfortable accommodation, including a Principal Bedroom with its own En-suite, alongside a Family Bathroom serving Two further Bedrooms. Thoughtfully equipped with double glazing and gas central heating, the home offers year round comfort and efficiency. Outside, a double width driveway leads to a spacious double garage, creating ample parking and storage-ideal for busy family life.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY - Newark and Sherwood DC**

**TENURE - Leasehold.**

**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.





## ACCOMMODATION

### ENTRANCE HALL

With stairs to the first floor and radiator.

### WC

With low Level WC and wash hand basin.

### KITCHEN/DINER

18' 2" x 8' 9" (5.54m x 2.67m) Fitted with a range of wall and base units with a work surface incorporating a sink unit, space for a fridge freezer, fitted Electrolux oven and gas hob with extractor over, radiators, UPVC double glazed window to the front elevation and French doors onto the rear garden.

### LOUNGE

18' 2" x 9' 7" (5.54m x 2.92m) With UPVC double glazed window to the front elevation, French Doors onto rear the garden and radiators.

### FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation, built-in linen cupboard, doors to the bedrooms and to the bathroom.

### BEDROOM 1

12' x 9' 10" (3.66m x 3m) With UPVC double glazed window to the front elevation, built-in wardrobe, radiator and door to the en-suite.

### EN-SUITE

3' 11" x 9' 10" (1.19m x 3m) Fitted with a low level WC, pedestal wash hand basin, shower cubicle, UPVC double glazed opaque window to the rear elevation and a radiator.

### BEDROOM 2

10' 3" x 9' 1" (3.12m x 2.77m) With UPVC double glazed window to the front elevation and a radiator.

### BEDROOM 3

7' 11" x 9' 1" (2.41m x 2.77m) With UPVC double glazed window to the rear elevation and a radiator.

### BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m) Fitted with a panelled bath, low level WC, wash hand basin, radiator and UPVC double glazed opaque window to the front elevation.

### OUTSIDE

Open plan garden to front, double width driveway providing off-street parking and access to the double garage. To the rear there is an enclosed garden, mainly laid to lawn with a decked area and gated side access.

### DOUBLE GARAGE

With two up-and-over doors, light and power.





## LEASEHOLD INFORMATION

Length of Lease - 999 years

Years Remaining on Lease - 988 years

Annual Ground Rent - £150.00 PA

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £149.46 PA

Service Charge Reviewed - Annually in TBC

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



### 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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison 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.

Coverings 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 roughly checked.

### GENERAL

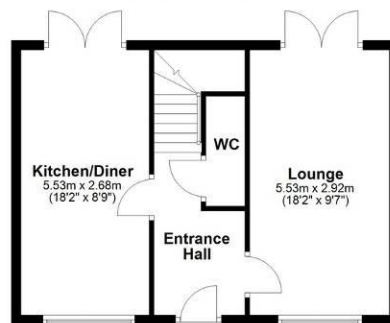
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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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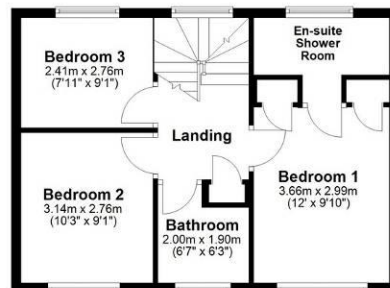
### Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

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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.