



## 23 Sandhills Park

Newark, NG24 1DG

### Offers In Excess Of £180,000

Positioned within a cul-de-sac, this Semi-Detached Home also offers off-road parking, a garage, and attractive gardens occupying a corner plot. The ground floor features an entrance Hall with Guest WC, a fitted Kitchen, and a Living Room with patio doors leading out to the rear garden. Upstairs, there are Three Bedrooms and a Family Bathroom fitted with a shower over the bath. Offered for sale with No Onward Chain, the property presents an excellent opportunity for first time buyers, growing families, or investors alike.



## 23 Sandhills Park, Newark, NG24 1DG

### SERVICES

All mains services available. Gas central heating.

### EPC RATING – TBC

### COUNCIL TAX BAND – B (Newark and Sherwood DC).

### 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 HALL

With laminate flooring, stairs to the first floor, radiator, doors to the kitchen, living room and to downstairs WC.

### KITCHEN

9' 6" x 7' 10" (2.9m x 2.4m) Fitted with a range of wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, fitted oven, gas hob and extractor hood, under counter spaces for a fridge, washing machine and fridge freezer, tiled splash-backs, tiled floor, radiator, wall mounted boiler and double glazed window to the front elevation.

### WC

With WC and wash hand basin, tiled splash-back, radiator and double glazed opaque window to the front elevation.

### LIVING ROOM

15' 8" x 14' 5". maximum measurements (4.8m x 4.4m) With double glazed patio doors and window onto the rear garden, radiator and coving to the ceiling.

### LANDING

With access to the loft, radiator, built in storage cupboard, doors to the bathroom and to the bedrooms.

### BATHROOM

6' 6" x 5' 6" (2m x 1.7m) Three piece suite comprising a panelled bath with a mains fed shower over, low level WC and pedestal wash hand basin, tiled splashback, extractor, radiator and double glazed opaque window to the front elevation.

### BEDROOM ONE

13' 5" x 8' 2" (4.1m x 2.5m) With double glazed window to the rear elevation and radiator.

### BEDROOM TWO

11' 9" x 8' 2" maximum (3.6m x 2.5m) With double glazed window to the front elevation and radiator.

### BEDROOM THREE

6' 10" x 5' 6" (2.1m x 1.7m) With double glazed window to the rear elevation and radiator.

### OUTSIDE

Gardens to the front, rear and side, gated side access, parking and garage.

### GARAGE

16' 4" x 9' 2" (5m x 2.8m) Having an up-and-over door, personnel door, double glazed window to the rear, power and lighting.

### 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 call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Butteridge, 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, J Water 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 HomeBuyer 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

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

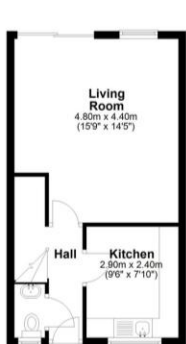
### GENERAL

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 are for the vendors (Lessors) for whom they act as Agents & we notice that:

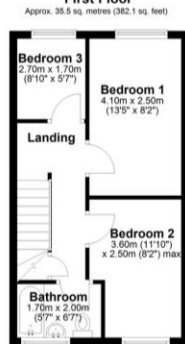
- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition 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.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

Ground Floor  
Approx. 47.8 sq. metres (514.6 sq. feet)



First Floor  
Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 83.3 sq. metres (896.7 sq. feet)  
23 Sandhills Park, Newark

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
01636 813971

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

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 recheck the measurements.