



23 Sandhills Park

Newark, NG24 1DG



Book a Viewing

£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.





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.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





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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.
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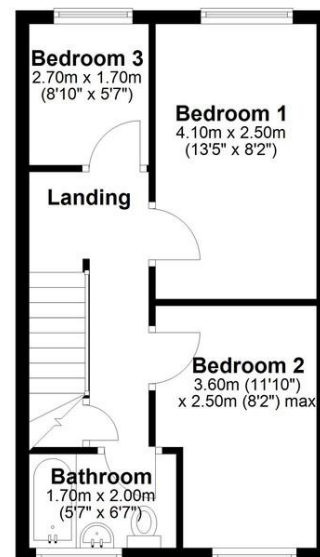
Ground Floor

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

22 King Street
Southwell
NG25 0EN

29 Silver Street
Lincoln
LN2 1AS

22 Queen Steet
Market Rasen
LN8 3EH

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