



49 Hunters Road

Fernwood, Newark, NG24 3WB



Book a Viewing

Guide Price £375,000 to £395,000

Designed with family life in mind, this beautifully presented detached home is offered for sale with no upward chain and benefits from the remaining NHBC warranty. Located in the heart of Fernwood, it enjoys easy access to village amenities, Chuter Ede Primary School and the privately owned nursery offering breakfast and after-school clubs. The spacious and flexible accommodation includes a welcoming entrance hall with cloak storage and WC, a bright living room with walk-in bay window and a versatile second reception room ideal as a playroom, home office or guest bedroom. At the rear, the impressive open-plan kitchen, dining and family room provides the perfect space for everyday living and entertaining, with integrated appliances, a separate utility room and doors opening onto the landscaped garden. Upstairs there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a family bathroom. A garage and side driveway parking complete this exceptional family home.





LOCATION

Fernwood has a host of useful local amenities within the village, such as a local shop, village hall, sports field, a primary school, take away, bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village which provides a wider selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

ENTRANCE HALL

With a built-in cloaks cupboard, vinyl laminate flooring, radiator, stairs to the first floor and doors to the living room, reception 2, kitchen diner family room and WC.

LIVING ROOM

14' 9" plus bay x 11' 9" (4.5m x 3.6 m) With uPVC double glazed walk-in bay window to the front elevation with open views to the front and a radiator.



RECEPTION 2

8' 10" x 7' 2" (2.7m x 2.2m) With uPVC double glazed window to the front elevation and a radiator.

WC

5' 2" x 3' 3" (1.6m x 1m) With a two piece suite comprising a low level WC and pedestal wash hand basin, radiator, extractor, tiled splashback and vinyl laminate flooring.

KITCHEN/DINER FAMILY ROOM

28' 2" x 15' 8" (8.6m x 4.8m maximum narrowing to 2.5m) Fitted with a modern range of wall and base units with work surface incorporating a breakfast bar and sink unit with a stainless steel mixer tap, double oven, five ring gas hob and stainless steel extractor hood, integrated dishwasher and fridge freezer, under stair storage cupboard, walk-in bay window with French doors onto the rear garden, two further uPVC double glazed windows overlooking the garden, radiators and door to utility room.

UTILITY ROOM

5' 2" x 5' 6" (1.6m x 1.7m) Fitted with wall units and a base unit with a work surface and under counter spaces for a washing machine and a tumble dryer, fitted wall unit housing the boiler, extractor, vinyl laminate flooring, radiator and composite double glazed opaque door to the driveway at the side.

LANDING

With a built-in airing cupboard housing the hot water cylinder and doors to the bathroom and all bedrooms.

BATHROOM

6' 10" x 5' 2" (2.1m x 1.6m) Modern fitted suite comprising a panelled bath with a mains shower over, low-level WC and pedestal wash hand basin, radiator, vinyl laminate flooring, extractor and uPVC double glazed opaque window to the rear elevation.

BEDROOM ONE

12' 1" into recess x 12' 5" (3.7m x 3.8m) With uPVC double glazed windows to the front and side elevations, radiator and door to en-suite.

EN-SUITE

Fitted with a mains fed shower, pedestal hand basin and low-level WC, Tiled splashbacks, extractor, electric shaver point, heated towel rail and uPVC double glazed opaque window to the front elevation.

BEDROOM TWO

12' 9" x 12' 1" maximum into recess (3.9m x 3.7m) With uPVC double window to the front elevation and a radiator.

BEDROOM THREE

10' 5" in to recess x 10' 9" (3.2m x 3.3m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM FOUR

10' 9" x 10' 2" into recess (3.3m x 3.1m) With uPVC double glazed window to the rear elevation and a radiator.

GARAGE

20' 11" x 10' 2" (6.40m x 3.10m) Having an up and over door, power and lighting.





OUTSIDE

There is a small lawn garden at the front with path way and box hedging, driveway and garage to the side providing off street parking and access to the garage. There is gated access to the south-west facing rear garden, landscaped with a paved patio, lawn and borders to plants and shrubs.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – B

COUNCIL TAX BAND – E.

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.

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

<https://www.mundys.net/referral/>

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

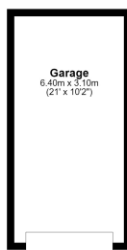
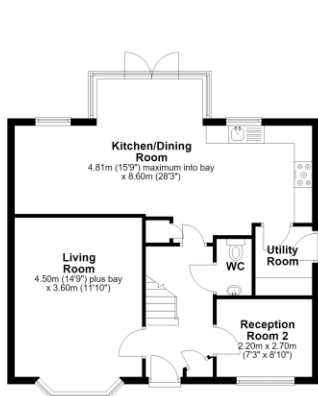
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

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.
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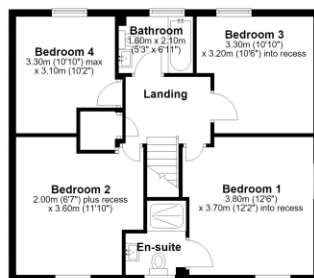
Ground Floor

Approx. 81.9 sq. metres (891.5 sq. feet)



First Floor

Approx. 61.9 sq. metres (668.6 sq. feet)



Total area: approx. 143.8 sq. metres (1548.1 sq. feet)
49 Hunters Road, Fernwood

46 Middle Gate
Newark
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22 Queen Steet
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