

Farmers Walk, Newark NG24 2FN



GUIDE PRICE £150,000 to £160,000. Smartly updated, surprisingly spacious and ready to enjoy, this two-double-bedroom home blends modern living with everyday comfort and comes with the added bonus of **NO CHAIN**. Set within a popular residential area, the property has benefited from new windows, kitchen, bathroom and fascias within the last five years. Inside, a generous lounge flows into a breakfast kitchen, with two double bedrooms and a first-floor bathroom completing the accommodation. Outside offers an enclosed rear garden and allocated parking, while double glazing and gas central heating add year-round comfort.

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Situation and Amenities

This property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Vestibule

The entrance vestibule provides a useful storage space for coats and shoes etc and has a door leading through into the lounge.

Lounge 16' 0" x 12' 3" (4.87m x 3.73m) (at widest points)

This excellent sized reception room has a window to the front elevation, a door into the breakfast kitchen and the staircase rising to the first floor. The focal point of the lounge is the fireplace with electric fire inset. There is also a ceiling light point and two radiators.

Breakfast Kitchen 12' 4" x 8' 7" (3.76m x 2.61m)

The breakfast kitchen has a window to the rear elevation and glazed French doors providing access to the garden. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with hob and extractor hood above, and space and plumbing for a washing machine. The kitchen is of sufficient size to accommodate a small dining table and also has two ceiling light points, a radiator and a large and useful storage cupboard which is sited beneath the staircase. The central heating boiler is located here.

First Floor Landing

The staircase rises from the lounge to the first floor landing which has doors into both bedrooms and the bathroom. The landing has a ceiling light point and provides access to the loft space.

Bedroom One 12' 5" x 9' 4" (3.78m x 2.84m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Two 12' 3" x 9' 10" (3.73m x 2.99m)

A further double bedroom with two windows to the front elevation, a ceiling light point and a radiator. This bedroom has a useful fitted storage cupboard which is sited above the staircase.

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

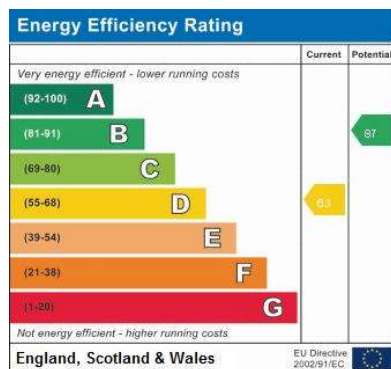
The bathroom is fitted with a white suite comprising bath with electric shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, an extractor fan, a shaver socket, a ceiling light point and a radiator.

Outside

To the front of the property is a lawned garden and the footpath leading to the front door. The rear garden is fully enclosed, laid to lawn and has a small patio area adjacent to the French doors from the kitchen.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007719 24 September 2026

GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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