

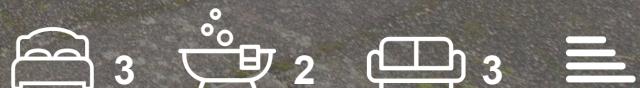


EDLIN & JARVIS  
ESTATE AGENTS



23 Lamb Close  
Newark, NG24 4RT

£280,000



# 23 Lamb Close

Newark, NG24 4RT

## \*\*\*HOME SWEET HOME\*\*\*

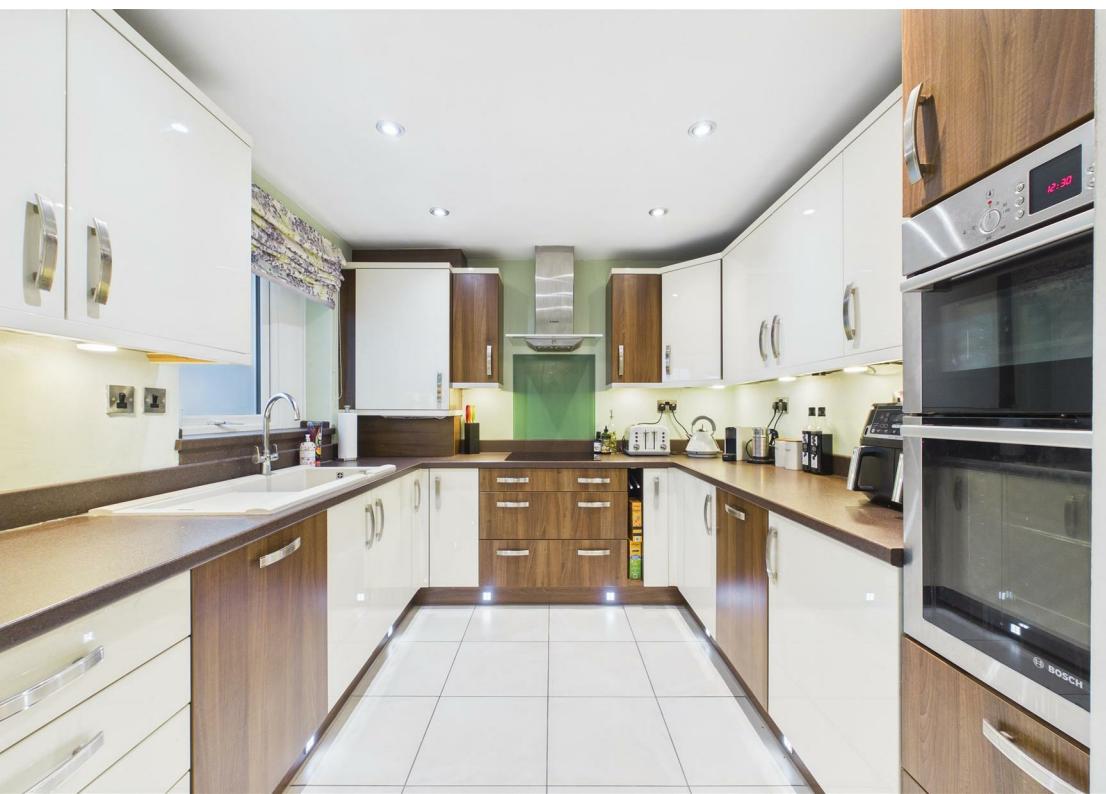
Nestled in the charming area of Lamb Close, this delightful, detached house offers a perfect blend of comfort and style. With three spacious reception rooms to include a lounge, dining area & garden room useable all year round, this property provides ample space for both relaxation and entertaining. The well-designed open layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere for family gatherings or quiet evenings at home.

The house boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master is complete with a modern ensuite, and the family bathroom serve the other two bedrooms.

The property benefits from gas central heating with a new boiler installed in 2021, UPVC double glazing, a double driveway, and a garage.

Outside the enclosed rear garden is mainly laid to lawn with a paved seating area ideal for summer BBQs.

The location is simply unbeatable. Perfectly positioned off Farndon Road, you'll enjoy easy access to Newark town centre, excellent local schools, and major transport arteries. Commuting is a breeze with the A46, A1, and A52 close by, and for those needing to travel further afield, you can reach London King's Cross in just 75 minutes from Newark Northgate Train Station. Best of all, beautiful riverside walks to Farndon and Newark are right on your doorstep, offering the perfect opportunity for outdoor enthusiasts.





**Lounge**  
13'7 x 11'4 (4.14m x 3.45m)

**Dining Room**  
8'11 x 9'8 (2.72m x 2.95m)

**Kitchen**  
8'10 x 9'9 (2.69m x 2.97m)

**Garden Room**  
9'1 x 16'1 (2.77m x 4.90m)

**Landing**

**Bedroom One**  
10'1 x 8'9 (3.07m x 2.67m)

**Ensuite**  
6'2 x 5'4 (1.88m x 1.63m)

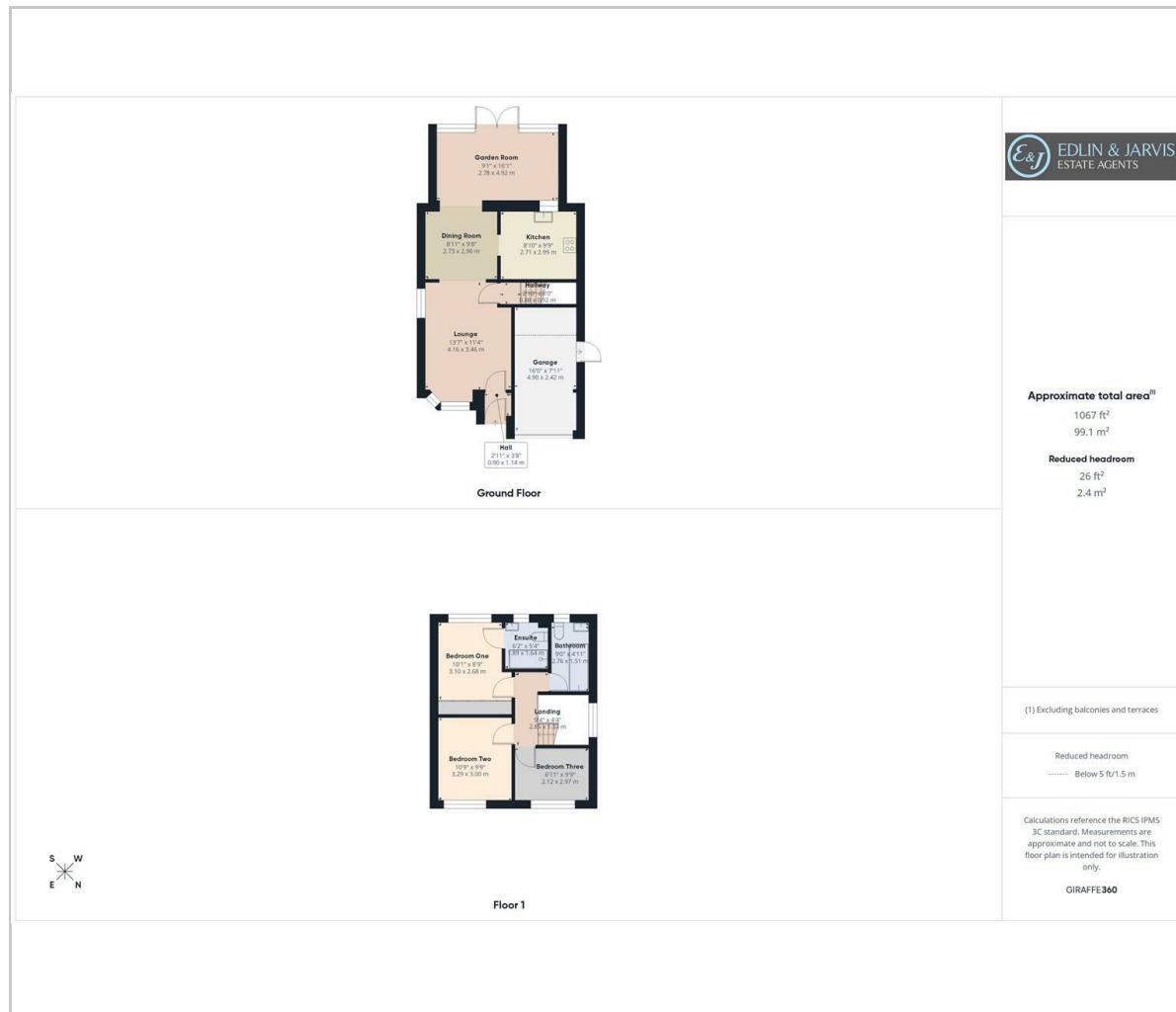
**Bedroom Two**  
10'9 x 9'9 (3.28m x 2.97m)

**Bedroom Three**  
6'11 x 9'9 (2.11m x 2.97m)

**Bathroom**  
9'0 x 4'11 (2.74m x 1.50m)

**Garage**  
16'0 x 7'11 (4.88m x 2.41m)

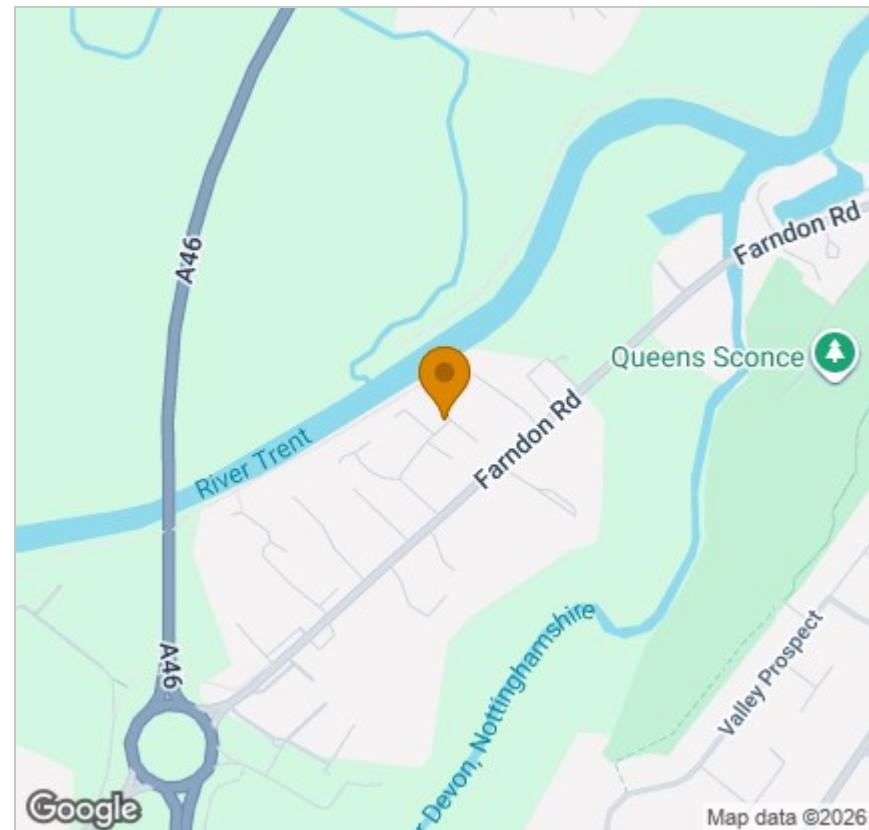
## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-91) B		
(89-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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