



EDLIN & JARVIS  
ESTATE AGENTS



13 Carlton Road

Newark, NG24 4HD

Asking Price £190,000



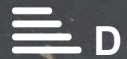
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## 13 Carlton Road

Newark, NG24 4HD

\*\*\*GREAT FAMILY HOME\*\*\*

This well presented semi-detached house presents a wonderful opportunity to create lasting family memories. Step inside and discover a welcoming entrance hall that leads you into a bright and airy dual-aspect lounge diner – the perfect backdrop for lively gatherings with friends or peaceful evenings unwinding with loved ones.

The property boasts a well-appointed kitchen and a convenient family bathroom, catering to the demands of modern family life. There are three inviting bedrooms that offer comfortable retreats for rest and rejuvenation.

Outside, a good-sized enclosed rear garden provides a safe haven for children to play and a delightful space for summer barbecues or enjoying your morning coffee in the fresh air. To the front, off-road parking leads to a garage, adding practicality to your daily routine. Peace of mind comes standard with gas central heating (featuring a new boiler installed in 2022) and UPVC double glazing throughout.

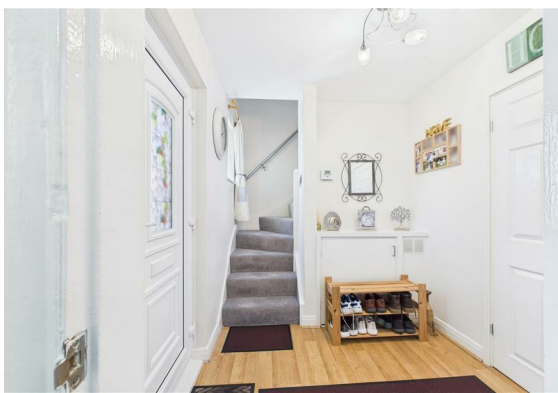
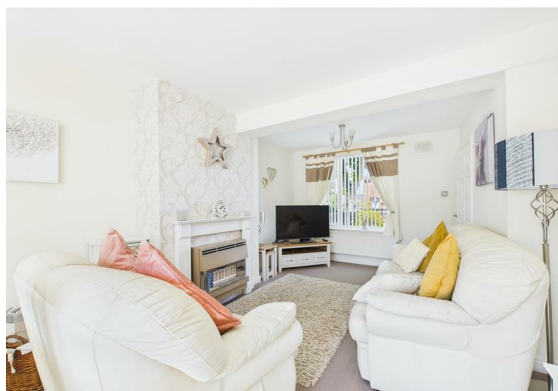
Enjoy the best of both worlds – the sense of community that comes with a semi-detached home and the convenience of having local amenities right on your doorstep. For families, the proximity to local schools is a significant advantage. Commuters will appreciate the excellent transport links, including easy access to the A1, A46, and A52, while the East Coast Mainline offers a swift connection to London King's Cross in just 1 hour and 15 minutes.

More than just a house, this Carlton Road property is a place where comfort, practicality, and location seamlessly combine to offer a family lifestyle. Don't miss the chance to make this delightful house your cherished home.

### Entrance Hall

### Lounge Diner

19'9 x 11'5 (6.02m x 3.48m)





**Kitchen**  
12'3 x 9'0 (3.73m x 2.74m)

**Landing**

**Bedroom One**  
11'5 x 9'5 (3.48m x 2.87m)

**Bedroom Two**  
9'0 x 9'5 (2.74m x 2.87m)

**Bedroom Three**  
10'4 x 10'4 (3.15m x 3.15m)

**Bathroom**  
6'11 x 7'0 (2.11m x 2.13m)



## Floor Plan



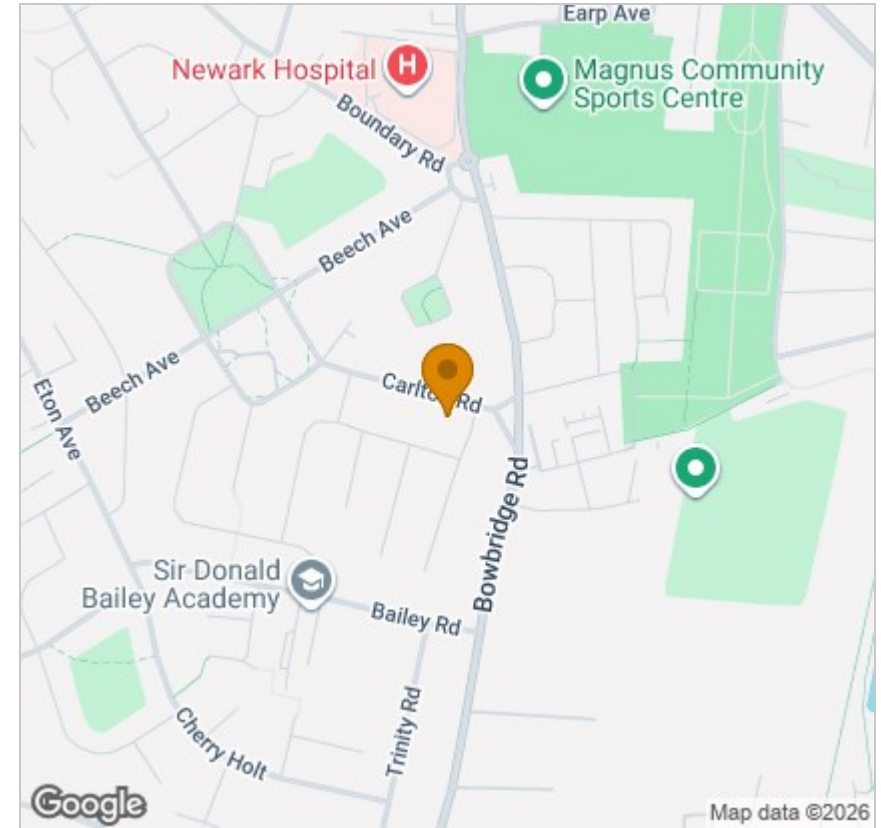
## Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

