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ESTATE AGENTS



33 Lincoln Road
Newark, NG24 2BU

Guide Price £220,000 to £230,000



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GARDENERS DELIGHT Guide Price
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Positioned on Lincoln Road in Newark, this delightful semi-detached house, built in 1927, offers a perfect blend of character and convenient living. The property retains many character features to include feature fireplaces in the bedrooms and picture rails.

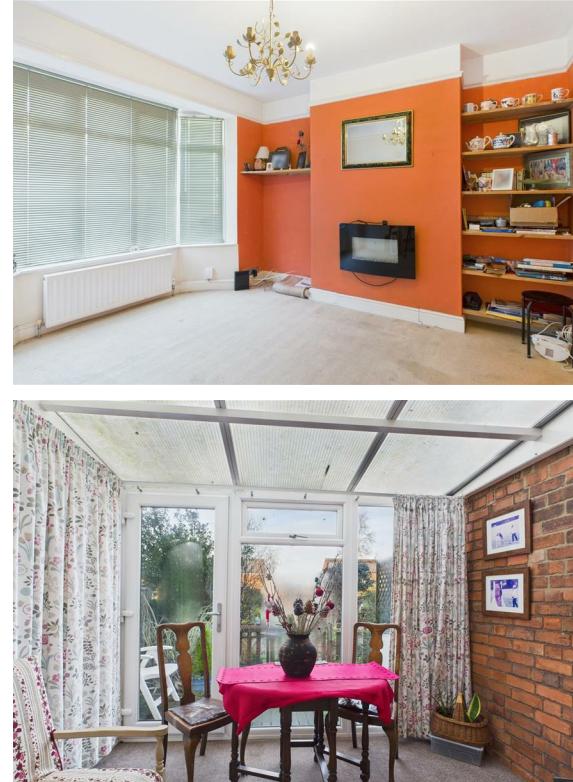
With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space and is served by a four-piece family bathroom. The lounge and dining room provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The garden room is a place to retreat to enjoy your morning coffee whilst looking out onto the large garden.

The kitchen has been extended and is a practical space for cooking a culinary treat.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The property benefits from gas central heating, UPVC double glazing and a downstairs WC.

The true delight of this property is the large garden to the rear ideal for garden enthusiasts or for those who enjoy being outdoors. The garden is mainly laid to lawn with an array of mature shrubs and bushes; there is a raised decked seating area for alfresco dining and 3 sheds ideal to store your gardening tools. The garden lends itself to put up a garden outbuilding (subject to planning) for extra space to suit your needs. In addition, the property offers parking for several vehicles on its large, gravelled drive, ensuring convenience for you and your guests.

The location on Lincoln Road is particularly appealing, offering easy access to local amenities, schools, and parks, making it a great choice for families and professionals alike. For commuters Newark Northgate train station is less than a mile away allowing access to London Kings Cross in 75 minutes.





Entrance Hall

Lounge

12'7 x 11'9 (3.84m x 3.58m)

Dining Room

12'8 x 10'9 (3.86m x 3.28m)

Garden Room

9'6 x 8'0 (2.90m x 2.44m)

Kitchen

16'9 x 7'1 (5.11m x 2.16m)

WC

5'1 x 2'8 (1.55m x 0.81m)

Landing

Bedroom One

12'8 x 10'2 (3.86m x 3.10m)

Bedroom Two

10'9 x 10'9 (3.28m x 3.28m)

Bedroom Three

7'10 x 7'1 (2.39m x 2.16m)

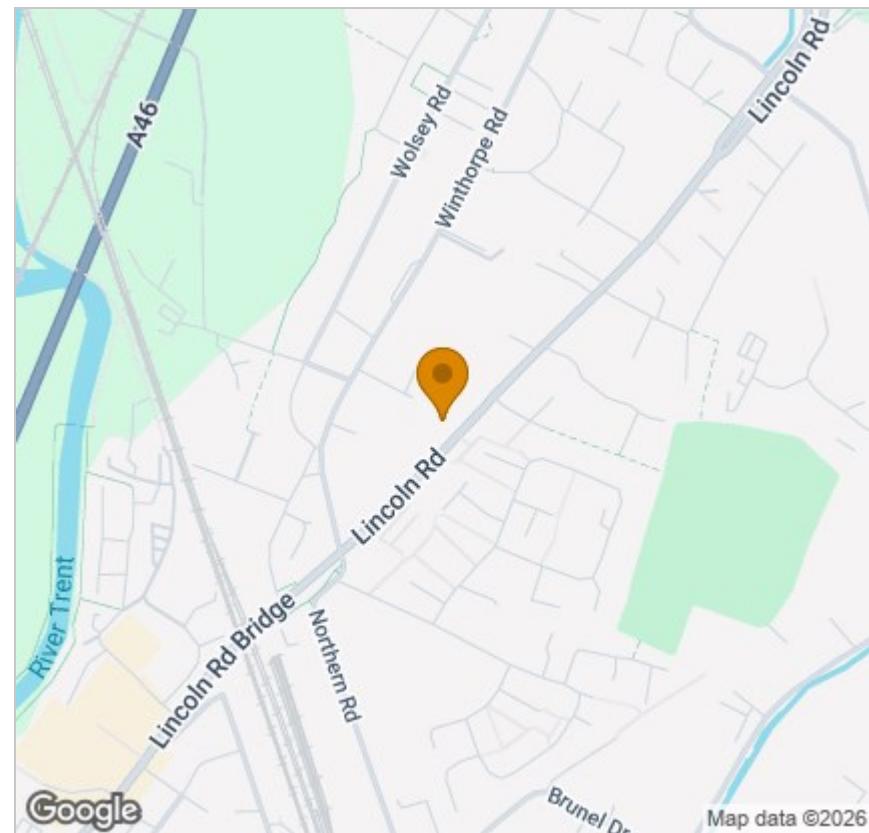
Bathroom

8'4 x 7'9 (2.54m x 2.36m)

Floor Plan



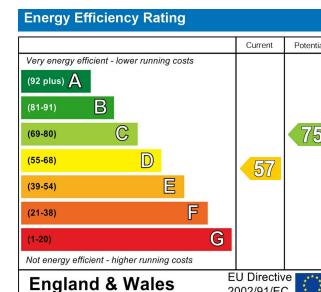
Area Map



Viewing

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

Energy Efficiency Graph



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