



30 Flaxley Lane
Middlebeck, Newark, NG24 3XB
Price Guide £270,000 to £290,000

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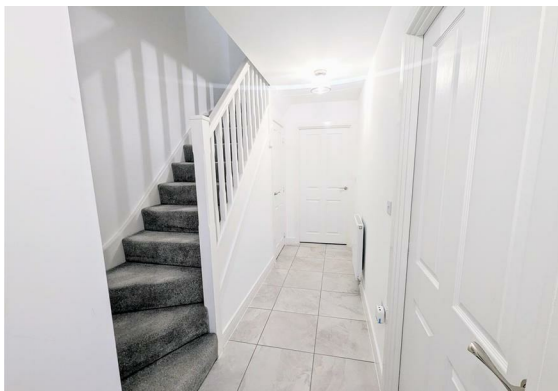
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GUIDE PRICE £270,000 - £280,000

LIKE A SHOWHOME This beautiful three double bedroom semi detached home is positioned on a corner plot and comes with parking for several vehicles with a larger than average detached garage measuring over 20ft. When you enter this immaculate home, you sense a warm feeling that feels like home. The ground floor accommodation comprises an entrance hall, downstairs WC, kitchen that opens onto the lounge and dining area. The galley kitchen has a range of modern base & wall units with integrated appliances to include a gas hob, oven, dishwasher, washing machine and a fridge freezer. The second floor landing leads to bedrooms two and three with fitted wardrobes to bedroom three and a Jack & Jill door the family bathroom. Bedroom two has an ensuite shower room. The master suite is spread across the second floor with a dressing area fitted with wardrobes and a dressing table and an ensuite shower room. The property benefits from gas central heating, UPVC double glazing and is still under NHBC guarantee. The rear garden is enclosed and is mainly laid to lawn with a paved seating area and a gate to the side leading to the garage.

This property is located within the new development area of Middlebeck. Middlebeck is on the outskirts of Newark and is popular with commuters as it has easy access to local schools, amenities, and transport links to include the A1, A46 & A52. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln, and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





Entrance Hall

Lounge
15'2 x 13'2 (4.62m x 4.01m)

Kitchen
9'9 x 8'1 (2.97m x 2.46m)

Dining Area
9'0 x 8'1 (2.74m x 2.46m)

Downstairs WC
6'0 x 3'10 (1.83m x 1.17m)

Landing

Bedroom Two
13'7 x 10'4 (4.14m x 3.15m)

Ensuite
6'0 x 4'11 (1.83m x 1.50m)

Bedroom Three
15'2 x 7'8 (4.62m x 2.34m)

Bathroom
8'1 x 6'3 (2.46m x 1.91m)

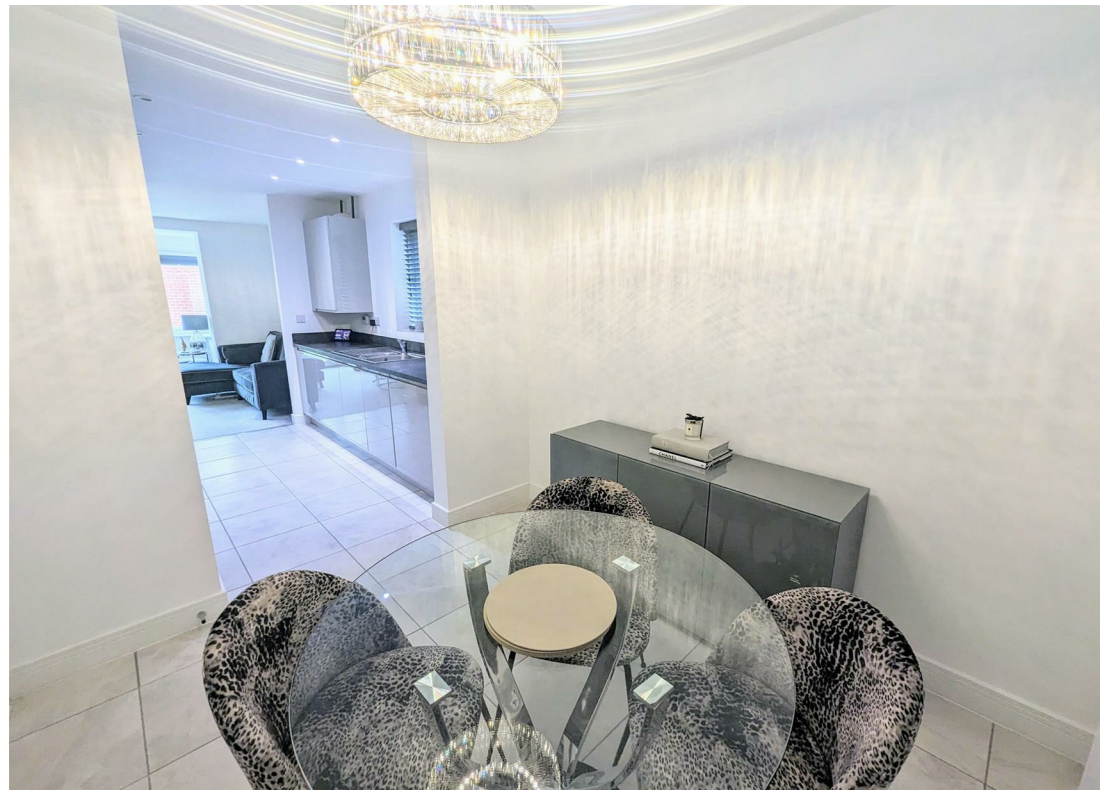
Landing

Bedroom One
16'2 x 12'0 (4.93m x 3.66m)

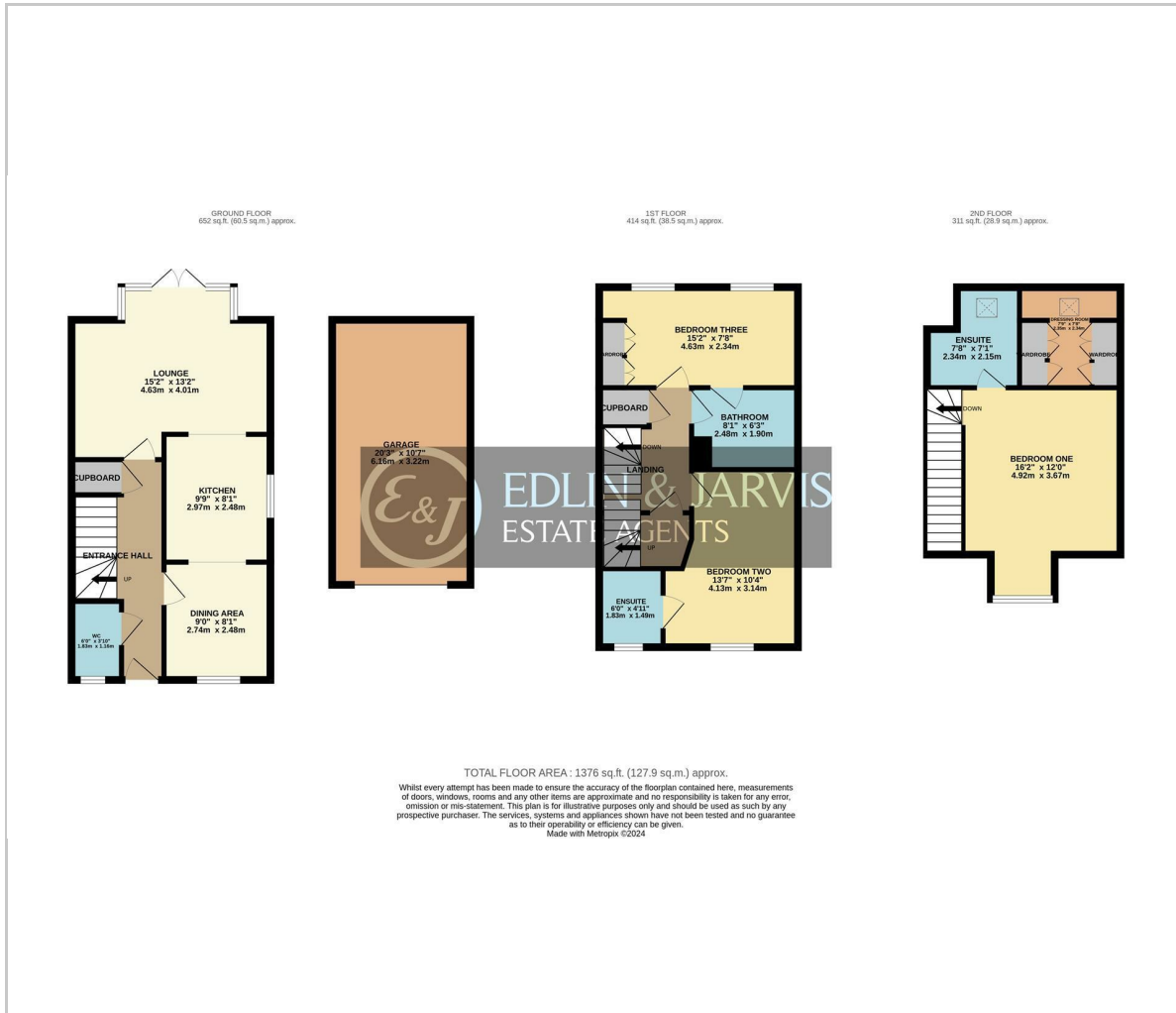
Dressing Area
7'9 x 7'9 (2.36m x 2.36m)

Ensuite
7'8 x 7'1 (2.34m x 2.16m)

Detached Garage
20'3 x 10'7 (6.17m x 3.23m)



Floor Plan



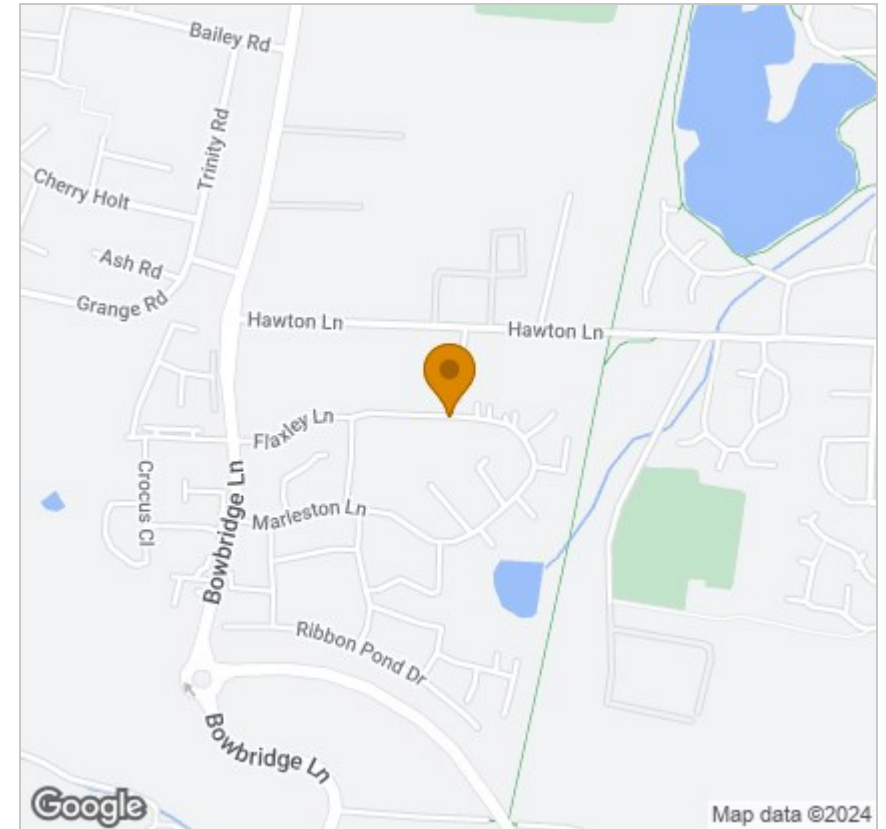
Viewing

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

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Area Map



Energy Efficiency Graph

