EDLIN & JARVIS
ESTATE AGENTS

65 Grange Road

Newark, NG24 4PL

£240,000

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THREE BEDROOM SEMI DETACHED HOME ON AN EXPANSIVE 0.28 ACRE PLOT

Discover the perfect blend of comfortable living and extraordinary outdoor space. This three-bedroom semi-detached residence boasts a magnificent 0.28-acre plot that serves as a private sanctuary for keen gardeners, outdoor enthusiasts, or those simply seeking a sense of rural escape within a residential setting.

The Interior

The property offers a well-proportioned layout designed for modern family life:

• Entrance Hall: A welcoming space providing access to the primary ground floor rooms.

• Dual Aspect Lounge: Flooded with natural light from both the front and rear, this spacious reception room offers a bright and airy atmosphere for relaxation.

• Kitchen Diner: The heart of the home, featuring space for meals.

• Downstairs WC: A practical and essential addition for guest convenience.

• Three Bedrooms: Well-sized sleeping quarters situated on the first floor.

• Family Bathroom: A clean and functional space serving all three bedrooms.

The Grounds: A Gardener's Paradise

The true "wow factor" of this property lies beyond its walls. Set on a substantial 0.28-acre plot, the outdoor space is a rare find in a residential area.

The Rear Garden:

Split into two distinct sections, the rear garden is primarily laid to lawn and framed by an array of mature shrubs and bushes. Whether you are looking to grow your own produce or simply enjoy the peace, this garden delivers.

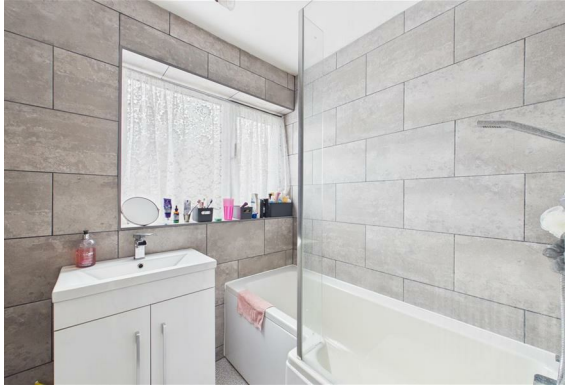
• Multiple Storage Sheds: Plenty of room for all your gardening equipment and DIY projects.

• Detached Garage/Outbuilding: An additional garage provides excellent overflow storage.

• Alfresco Dining: A dedicated seating area perfect for summer BBQs and evening drinks.

The Front & Parking:

The property features a front garden with a driveway providing off-road parking. This leads directly to the integral garage, offering secure parking or the potential for further storage/workshop space.



Located in a popular area of Newark, this property is close to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike.

Entrance Hall

Lounge
18'5 x 11'0 (5.61m x 3.35m)

Kitchen Diner
12'5 x 11'1 (3.78m x 3.38m)

Lobby

WC
4'8 x 2'10 (1.42m x 0.86m)

Store

Landing

Bedroom One
11'11 x 11'0 (3.63m x 3.35m)

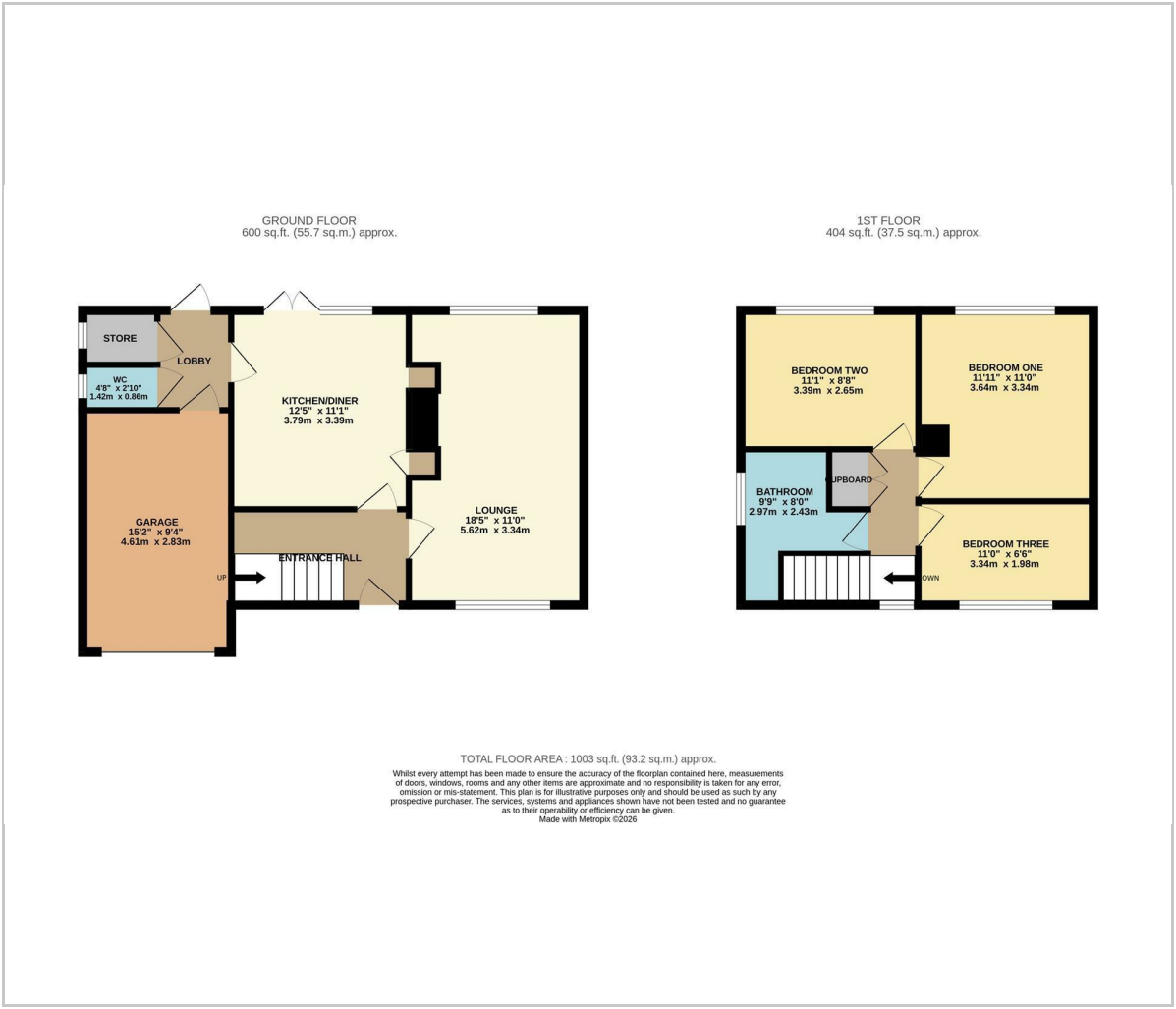
Bedroom Two
11'1 x 8'8 (3.38m x 2.64m)

Bedroom Three
11'0 x 6'6 (3.35m x 1.98m)

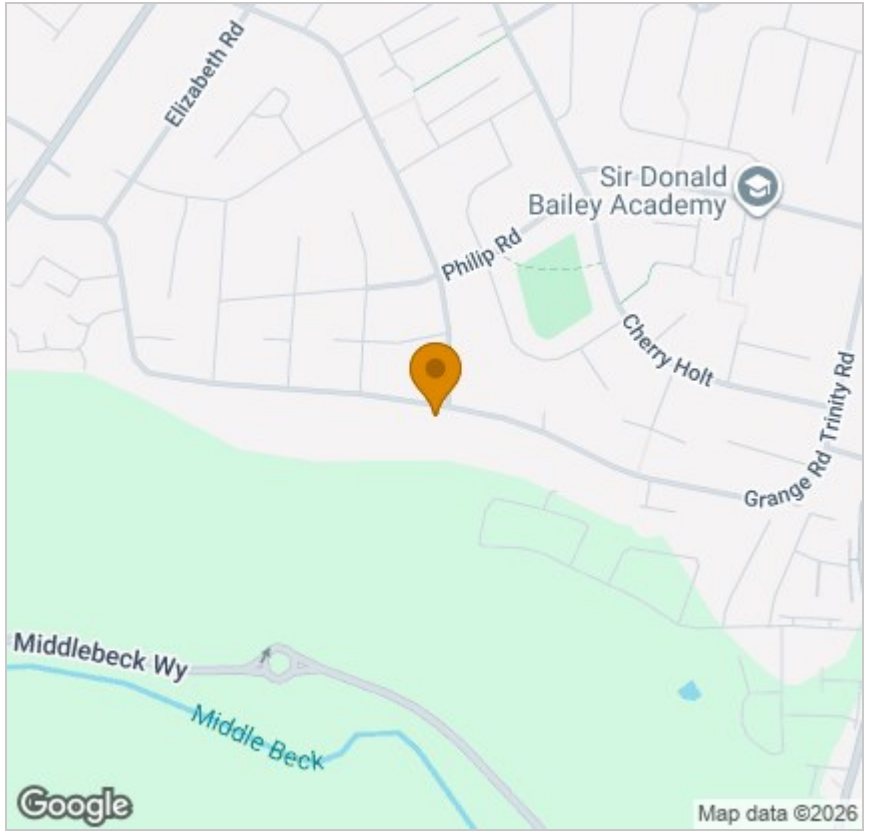
Bathroom
9'9 x 8'0 (2.97m x 2.44m)
max measurements

Garage
15'2 x 9'4 (4.62m x 2.84m)

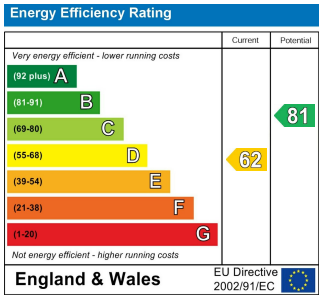
Floor Plan



Area Map



Energy Efficiency Graph



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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