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**6 THE DRIVE
WINTHORPE
NEWARK
NOTTINGHAMSHIRE
NG24 2NX**



GUIDE PRICE £725,000

VIEWING

By appointment through the selling agent on (015) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- 3 Bedrooms
- Renovated and Refurbished to Highest Standards
- Modern Interior
- Ensuite To Master
- Spacious Garden
- Quiet and Private Location
- Perfect Family Home
- Viewing Highly Recommended

6 THE DRIVE, NEWARK, NOTTINGHAMSHIRE

A beautifully presented, fully refurbished, modern, three bedroom house located in a quiet village close to local amenities.

The property offers a spacious living room, large kitchen/diner, family room, downstairs W.C., cinema room with study off it and a large integral garage to the ground floor. The first floor offers a large master suite with walk in wardrobe and spacious en suite, a family bathroom and a further two double bedrooms. All the rooms are light and airy with modern features and big windows all with electric blinds.

There is ample outside space with decking, grassed areas, all enclosed with walls and fences and surrounded by trees.

Entrance door into:

HALLWAY

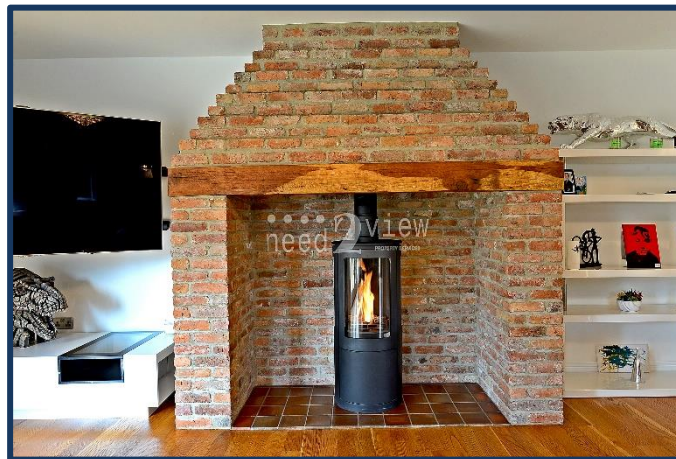
14'5" x 11'8" A beautiful, welcoming hallway with access to all the ground floor rooms and stairs to the first floor landing.



6 THE DRIVE, NEWARK, NOTTINGHAMSHIRE

LIVING ROOM

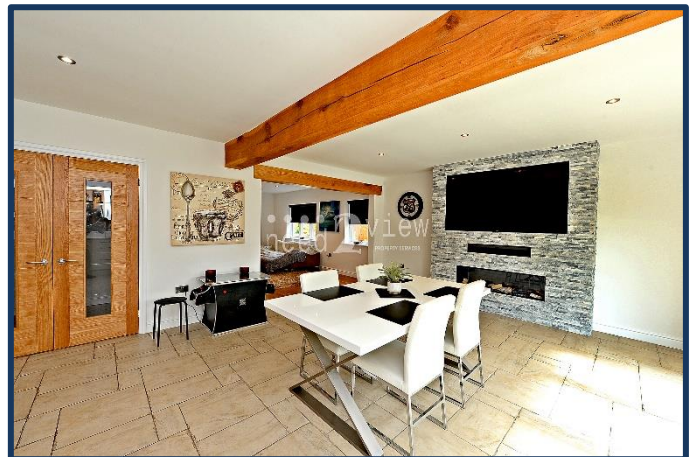
21'7" x 17'8" With double glazed windows and patio doors providing lots of light, this spacious family room has a feature brick built fireplace with a log burner, TV point, power and ceiling light points.



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KITCHEN

33' x 16'9" With a range of wall and base units in a white finish with coordinating work surfaces, two integrated fridges and two integrated freezers, integrated microwave, range style oven with gas hob and extractor fan over, integrated dishwasher, wine cooler, kitchen island with grey cupboards and double sink with mixer tap, wooden ceiling beams, feature fireplace with built in TV, windows and patio doors with electric blinds, power and ceiling light points.



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FAMILY ROOM

16'10" X 10'10" With windows and electric blinds, TV point, power points and ceiling spotlights.



CINEMA ROOM

11" x 11" With windows and electric blinds, an Epson ceiling mounted projector, integrated speakers and door through to study.



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STUDY

With window, radiator, power and ceiling light points.

DOWNSTAIRS W.C.

With a W.C., two wash hand basins, part wall wiling and ceiling spot lights.

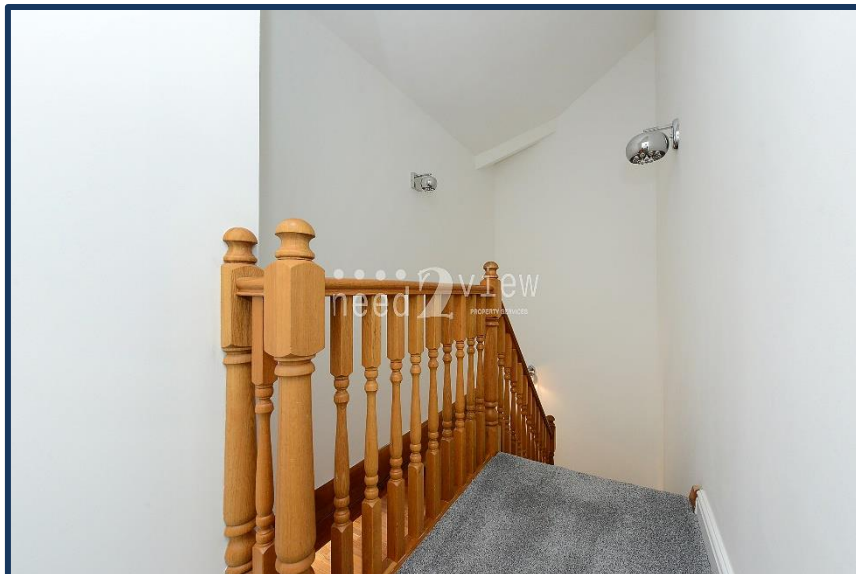


INTEGRAL GARAGE

23' x 18' With an electric door, French windows to the rear, cold water tap, lighting, power points and door to boiler room.

FIRST FLOOR LANDING

The winding staircase leads to the first floor landing with a Velux roof, radiator and access to all the bedrooms.



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BEDROOM ONE

21'6" x 19'7" With three windows with electric blinds, walk-in box room/wardrobe, access to the eaves space, radiator, power points and ceiling spotlights.



EN SUITE

18'3" x 10" With a W.C., double wash hand basin, bath, separate shower cubicle, chrome fittings, two towel radiators, part tiled walls, French doors with external rails and ceiling spotlights.



DRESSING ROOM

14'9" x 7'11" With radiator, power and ceiling light points.

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BEDROOM TWO

26'” x 13'11'” With two dormer windows with electric blinds, built in wardrobes/storage, walk in wardrobe measuring approximately 9'6'” x 3'8'”, radiator, power and ceiling light points and ceiling spotlights.



BEDROOM THREE

19'2'” x 14'” With two Velux windows, fireplace with built in TV, built in wardrobe/storage, access to eaves space, radiator, power and ceiling light points and ceiling spotlights.



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BATHROOM

With Velux roof window, W.C., wash hand basin, shower cubicle, part tiled walls, chrome towel radiator and ceiling spotlights.



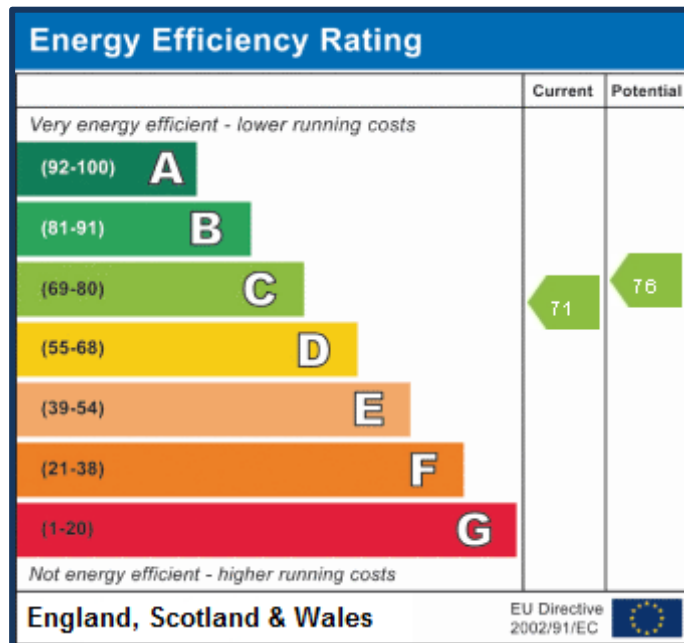
GARDEN

The property has a substantial front garden which is laid to lawn, a block paved driveway leading to the integral double garage, decking to the side enclosed with glass panels, all enclosed with brick walls and wooden fences in a mature woodland setting.



6 THE DRIVE, NEWARK, NOTTINGHAMSHIRE

EPC



ADDITIONAL INFORMATION

Council Tax Band: G

Local Authority: Newark and Sherwood District Council

Local Primary School: Winthorpe Primary School

Local Secondary School: The Newark Academy

Stamp Duty on Asking Price: £26,250 (This will vary if buying as a second home/investment property.)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.