



### 3 bed detached house to buy in

Grange Road, ., Newark, Nottinghamshire, NG24 4PN

**£225,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ FANTASTIC PLOT
- ✓ POTENTIAL TO IMPROVE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. A substantial three bedroom detached family home situated on an excellent sized plot. In addition to the three bedrooms, the property has an excellent sized kitchen, lounge, utility, cloakroom and bathroom. The property also has a garage, is double glazed and has gas central heating. NO CHAIN.

### Situation and Amenities

The property is situated in a sought after residential location. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.  
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Reception Hallway

4.82m x 1.80m (15'9" x 5'10")

The spacious reception hallway has the staircase rising to the first floor and a window to the front elevation. The hallway provides access to the lounge and kitchen, and has a ceiling light point and a radiator.

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## Lounge

5.56m x 3.78m (18'2" x 12'4")

An excellent sized and well proportioned reception room with windows to the front and rear elevations, and glazed French doors leading out into the garden. The lounge has two ceiling light points and two radiators.

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## Kitchen

3.91m x 3.60m (12'9" x 11'9")

The kitchen has dual aspect windows to the rear and side elevations, and is currently fitted with an excellent range of base and wall units, including display cabinets, with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level double oven and ceramic hob. In addition there is space and plumbing for both a washing machine and a dishwasher. There is a ceiling light point and a radiator. A door leads to the rear porch.

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## Rear Porch

This versatile space provides further access to the front of the property, and has doors leading into the garden, the garage and utility room. The porch has a ceramic tiled floor and a wall light point.

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## Utility Room/Cloakroom

3.58m x 2.59m (11'8" x 8'5")

The utility room has two windows to the rear elevation and a sealed door to the garden. Incorporated in this room is the cloakroom which has a WC and wash hand basin. The utility room has a range of fitted kitchen units and a ceiling light point.

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## First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has a window to the front elevation and doors into all three bedrooms and the bathroom. Located on the landing is the former airing cupboard which now houses the central heating boiler. The landing has a ceiling light point.

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## Bedroom One

4.24m x 3.10m (13'10" x 10'2")

An excellent sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

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## Bedroom Two

3.91m x 2.79m (12'9" x 9'1")

An excellent sized double bedroom with a window to the rear elevation, a fitted double wardrobe with sliding mirror doors, a ceiling light point and a radiator. Access to the loft space is obtained from here.

## Bedroom Three

*2.69m x 2.31m (8'9" x 7'6")*

A good sized third bedroom having a window to the front elevation, a range of fitted wardrobes, a ceiling light point and a radiator.

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## Bathroom

*2.61m x 1.68m (8'6" x 5'6")*

The bathroom has dual aspect opaque windows, and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. There is a useful fitted storage cupboard, a ceiling light point and a radiator.

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## Outside

This family home stands on an excellent sized plot and to the front is a lawned garden edged with well stocked borders. Adjacent to this is the driveway which provides off road parking for numerous vehicles. A footpath leads to the front door. Located to the side of the property is a timber storage shed.

### Rear Garden

The west facing rear garden is a fabulous size and comprises a number of distinctive lawned areas interspersed with raised beds containing mature shrubs, plants and trees. There is a patio area situated adjacent to the rear of the house and this provides an ideal outdoor seating and entertaining space. The two small sheds and greenhouse are included within the sale.

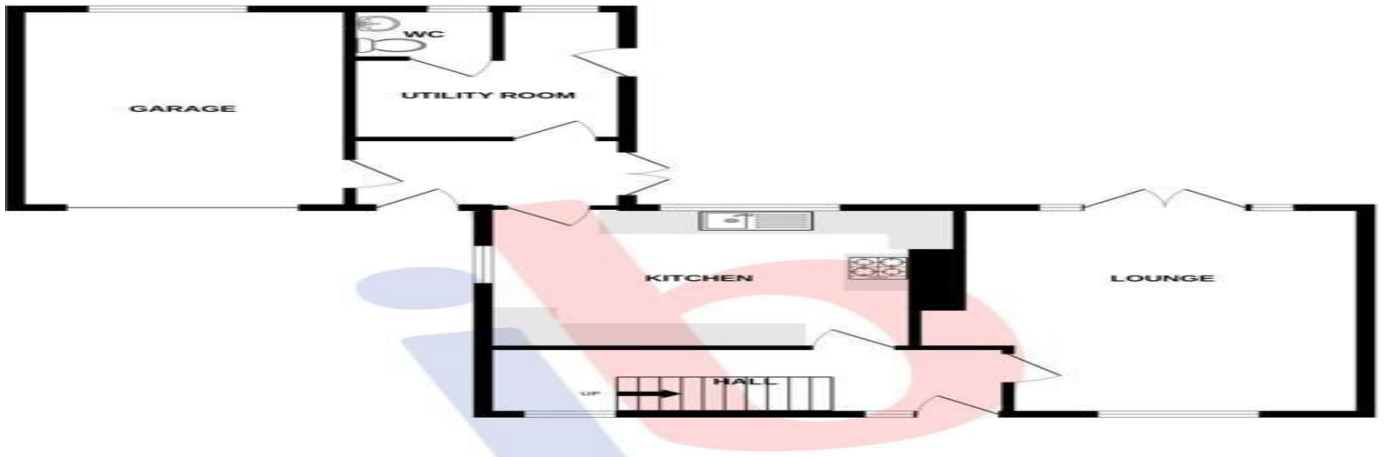
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## Garage

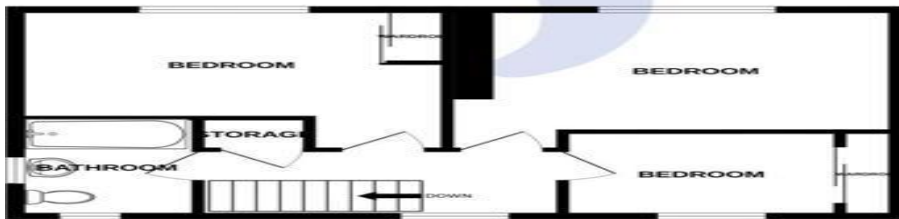
*5.38m x 3.15m (17'7" x 10'4")*

The garage has an up and over door to the front elevation and a window to the rear.

**GROUND FLOOR**  
815 sq.ft. (75.7 sq.m.) approx.



**1ST FLOOR**  
483 sq.ft. (44.8 sq.m.) approx.



**TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Grange Road, ., Newark, Nottinghamshire, NG24 4PN

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