

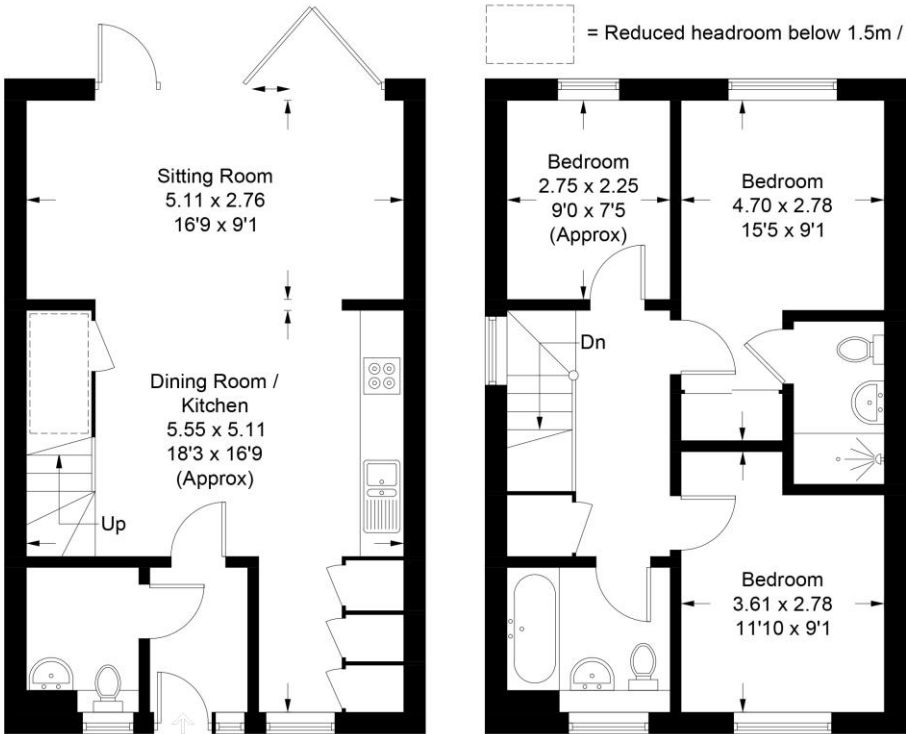
Loom Gardens, Newark,
Nottinghamshire

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

11 Looms Way

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



11 Loom Gardens, Newark, Nottinghamshire, NG24 3WX

£245,000 Freehold

Winkworth are delighted to bring to the market this well presented three bedroom semi-detached property on the popular Middlebeck development. The current owners have owned the home from new and have added some upgrades to the original build.

The accommodation comprises an entrance hall, cloakroom, large kitchen/diner, sitting room, three bedrooms, with an en-suite to the master, a family bathroom, enclosed rear garden and off-street parking.



LOCATION

DESCRIPTION

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Early viewing is recommended.

EPC - TBC

ACCOMMODATION

Entrance Hall - with underfloor heating and tiled flooring.
Kitchen / Dining Room 18'3" x 16'9" (5.56m x 5.1m)
with a front aspect window, a range of fitted wall and base

units, integrated fridge/freezer, integrated dishwasher, electric oven, combi oven, plate warmer, extractor fan, storage cupboard with plumbing for a washing machine, underfloor heating and tiled flooring.

Sitting Room - 16'9" x 9'1" (5.1m x 2.77m) with rear aspect bi-fold doors to the enclosed rear garden, underfloor heating.

Cloakroom - with front aspect window, low level WC, wash hand basin, extractor fan, underfloor heating and tiled flooring.

First Floor Landing - with side aspect window, loft access, storage cupboard with boiler.

Bedroom 1 - 15'5" x 9'1" (4.7m x 2.77m) with rear aspect window, fitted wardrobes and radiator.

En-suite - with double walk-in shower, low level WC, wash hand basin, towel radiator, extractor fan and tiled flooring.

Bedroom 2 - 11'10" x 9'1" (3.6m x 2.77m) with front aspect window and radiator.

Bedroom 3 - 9' x 7'5" (2.74m x 2.26m) with rear aspect window and radiator.

Bathroom - with front aspect window, panel bath with shower over, low level WC, wash hand basin, towel radiator, extractor fan and lino flooring.

Outside - there is a driveway with space for two cars, an enclosed rear garden with patio and lawn.

LOCAL AUTHORITY

TENURE

Freehold