



Hawton Lane, Balderton, Newark

 3  1  1  B

 OLIVER REILLY



Hawton Lane, Balderton, Newark

Offers in excess of £180,000

- SIZEABLE END TERRACE HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- DETACHED OUTBUILDING/STORE
- EXTENSIVE DRIVEWAY
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- LARGE LIVING ROOM & DINING KITCHEN
- GENEROUS REAR GARDEN
- SCOPE FOR SUBSTANTIAL EXTENSION (STPP)
- NO CHAIN! Tenure: Freehold EPC 'B'

SO MUCH SPACE! FAMILY LIVING AT ITS FINEST..!

Here we have a superbly spacious end terrace home. Set on a wonderful 0.10 of an acre plot. Full of opportunities and vast potential to extend or construct a garage. Subject to relevant approvals. This highly regarded home is situated in the heart of Balderton. Surrounded by excellent local amenities, school links and transport options. Boasting ease of access onto the A1, A46 and to Newark Town Centre. The property holds a well-appointed internal layout comprising: Entrance hall, large living room with feature fireplace, an equally sizeable TRIPLE-ASPECT DINING KITCHEN, with a useful utility cupboard. The first floor landing leads into a modern family bathroom and THREE WELL-PROPORTIONED BEDROOMS. Externally, you'll be WOW'ED by the substantial garden and potential. The front aspect is greeted by a HUGE DRIVEWAY. Allowing ample off-street parking. The rear garden is equally large and extremely private, with a gravelled seating area and access into a detached brick built outbuilding, with external W.C, power and lighting. Further benefits include uPVC double glazing, leased solar panels on a 25 year lease and gas central heating via a modern combination boiler. MAKE YOUR MOVE... This home has all the ingredients to be taken to the next level, whilst remaining in a desirable and commanding location!



ENTRANCE HALL: 5'2 x 4'2 (1.57m x 1.27m)

Accessed via an obscure painted uPVC double glazed front door. Providing laminate flooring, carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm, slim-line vertical radiator. Access into the dining kitchen and living room.

LARGE LIVING ROOM: 17'9 x 10'10 (5.41m x 3.30m)

A GENEROUS reception room. Providing laminate flooring, two ceiling light fittings, two vertical radiators, TV/ telephone connectivity points and a central feature fireplace. Housing an inset electric fire with a raised hearth and decorative surround. uPVC double glazed window to the front elevation. uPVC double glazed French doors open out into the garden.

DINING KITCHEN: 17'9 x 11'4 (5.41m x 3.45m)

A generous TRIPLE-ASPECT space. Providing laminate flooring/ The fitted kitchen hosts a range of wall and base units with laminate roll-top work surfaces over and partial wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated electric 'HOTPOINT' oven with four ring gas hob over and stainless steel extractor hood above. Provision for a freestanding American-style fridge freezer. Sufficient space for a large dining table. Two ceiling light fittings, two single panel radiators. Obscure uPVC double glazed window to the front elevation. Clear uPVC double glazed window to the side and rear elevations. A painted uPVC double glazed rear external door gives access into the garden. Internal access into the utility cupboard.

UTILITY CUPBOARD: 6'1 x 2'8 (1.85m x 0.81m)

Providing vinyl flooring, fitted shelving, a ceiling light fitting. Provision/ plumbing for a washing machine/ tumble dryer. Access to the electrical RCD consumer unit and electricity meter. Wooden window to the rear elevation.

FIRST FLOOR LANDING: 9'4 x 5'6 (2.84m x 1.68m)

With carpeted flooring, a ceiling light fitting and a single panel radiator. A fitted airing cupboard houses the modern 'WORCESTER' combination boiler. Loft hatch access point with pull-down ladder and partial boarding. uPVC double glazed window to the rear elevation. Overlooking the large garden. Access into the family bathroom and all three bedrooms. Max measurements provided.

MASTER BEDROOM: 12'9 x 10'9 (3.89m x 3.28m)

A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, a single panel radiator and a ceiling light fitting. uPVC double glazed window to the front elevation.

BEDROOM TWO: 12'1 x 10'10 (3.68m x 3.30m)

A FURTHER DOUBLE BEDROOM. DUAL-ASPECT! Providing carpeted flooring, a single panel radiator, a ceiling light fitting and a uPVC double glazed window to the front and side elevation.

BEDROOM THREE: 8'1 x 7'8 (2.46m x 2.34m)

A well-proportioned bedroom. Providing beech-effect laminate flooring, a ceiling light fitting, single panel radiator, open storage/ wardrobe facility and a uPVC double glazed window to the side elevation.





FAMILY BATHROOM:

7'9 x 5'6 (2.36m x 1.68m)

Providing tiled flooring, a bath with chrome mixer tap, mains shower facility, rainfall effect shower head, shower screen and various designs of complementary floor to ceiling tiled splash backs. A low-level W.C and wall mounted ceramic wash hand basin with chrome mixer tap and majority grey wall tiled splash backs. Chrome heated towel rail, recessed ceiling spotlights, LED strip-lighting and an obscure uPVC double glazed window to the rear elevation.

DETACHED OUTBUILDING:

9'3 x 7'10 (2.82m x 2.39m)

Of brick built construction. Providing power and lighting and a uPVC double glazed window to the side elevation.

EXTERNAL W.C:

4'7 x 2'9 (1.40m x 0.84m)

With low-level W.C and an obscure wooden window to the front elevation.

EXTERNALLY:

The property enjoys a generous 0.10 of an acre plot. The front aspect is greeted by an extensive tarmac driveway. Providing ample parking for various vehicles. There is sufficient space for a side extension or the addition of a garage. Subject to relevant approvals. There is an open lawned front boundary and hedged side boundaries. Access to the front entrance door. A wrought-iron side access gate leads into the equally well-appointed rear garden. Highly private and fully enclosed. There is a gravelled seating area, with access into the detached outbuildings. The garden is predominantly laid to lawn, with provision for a garden shed, an outside tap and external security light. There are high-level pivot hedged side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'WORCESTER' combination boiler and uPVC double glazing throughout. This excludes the wooden window in the utility cupboard. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Solar Panels:

The property provides 16 solar panels to the rear roof-line. The vendor has confirmed they are leased via 'A Shade Greener' on a 25 year lease. Commencing from 2014. For further details, please speak to the selling agent.

Approximate Size: 907 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B' (85)

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

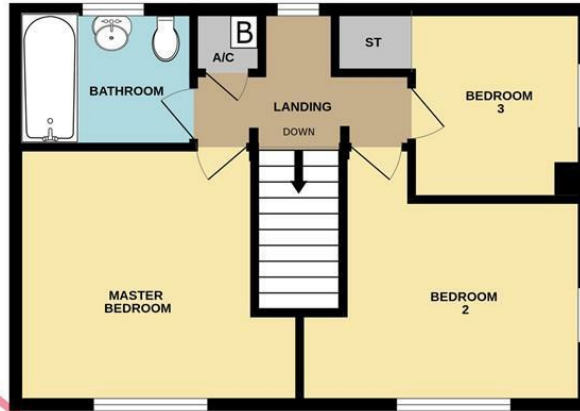
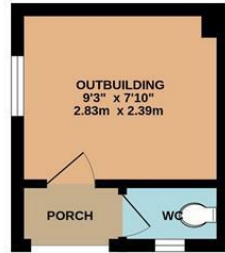
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



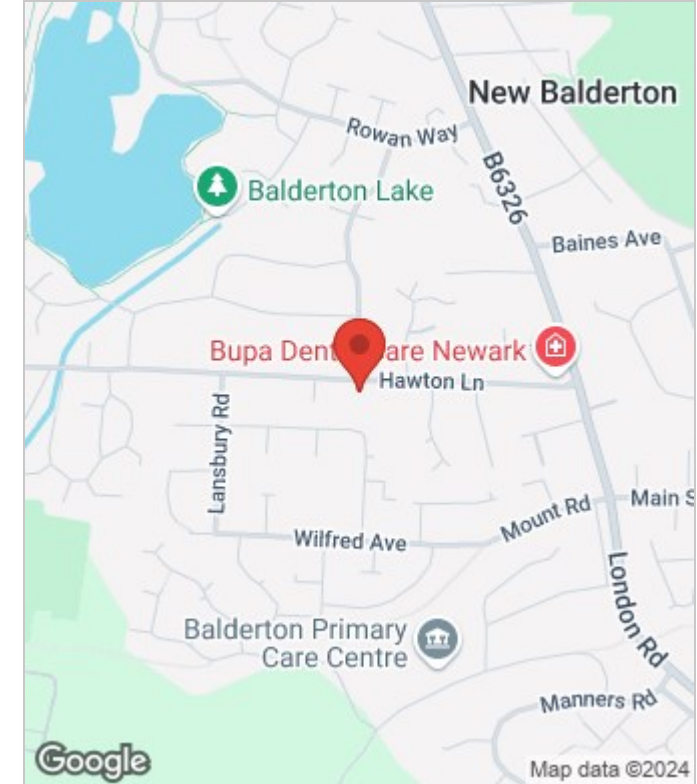


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	