



Masefield Crescent, Balderton, Newark

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 OLIVER REILLY



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Guide Price £200,000 - £220,000

- SPACIOUS SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- GF W.C & FIRST FLOOR BATHROOM
- EXTENSIVE DRIVEWAY & OUTBUILDING
- CLOSE TO MAIN ROAD LINKS & SCHOOLS
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS 0.14 OF AN ACRE PLOT
- EXCELLENT SCOPE TO EXTEND (STPP)
- NO CHAIN! Tenure: Freehold EPC 'D' (65)



Guide Price: £200,000 - £220,000. A HOME FULL OF POSSIBILITIES...! OCCUPYING AN ENVIABLE PLOT...!

Welcome to Masefield Crescent. A wonderful example of a spacious semi-detached residence. Crying out for a cosmetic spark to be injected. Whilst retaining superb bones and a vast degree of potential to ADAPT AND EXTEND the current accommodation. Subject to relevant planning approvals. The property is primely positioned close to a vast array of excellent local amenities, school links and transport options. With ease of access onto the A1,A46 and to Newark Town Centre. This highly regarded family-sized home boasts a well-proportioned layout comprising: Entrance hall, sitting room, large lounge/diner, kitchen, rear lobby, ground floor W.C and a (coal) store. The well-appointed first floor landing hosts a three-piece bathroom and THREE GENEROUS BEDROOMS. Externally, the 0.14 of an acre plot is a real EYE-CATCHER. Greeted by an extensive MULTI-CAR DRIVEWAY. Which lends itself to be adapted for additional parking, if required. There is an integral brick outbuilding, with power and lighting. The rear garden is highly private, beautifully maintained and retains sufficient space for a sizeable extension (STPP) Further benefits of this wonderful all-round home include uPVC double glazing throughout and gas central heating via a modern boiler. MAYE YOUR MOVE...! Houses like this don't appear very often! STEP INSIDE and see the exciting degree of potential available. Marketed with NO ONWARD CHAIN..!

ENTRANCE HALL: 10'8 x 6'1 (3.25m x 1.85m)

Accessed via a hardwood external door. Providing carpeted flooring, a double panel radiator, a ceiling light fitting, stairs rising to the first floor and a fitted cupboard. Housing the electricity meter and electrical RCD consumer unit. uPVC double glazed window to the front elevation. Access into both reception rooms.

SITTING ROOM: 12'5 x 10'6 (3.78m x 3.20m)

A WELL-APPOINTED RECEPTION ROOM. Providing carpeted flooring, a double panel radiator, ceiling rose with light fitting, two wall light fittings, TV point and an exposed open coal fire with a raised stone hearth and exposed brickwork. uPVC double glazed window to the rear elevation, with fitted vertical blinds. Overlooking the garden.

LOUNGE/DINER: 13'10 x 12'5 (4.22m x 3.78m)

A FURTHER SPACIOUS RECEPTION ROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting, TV point, an exposed fireplace housing an inset gas coal-burning effect fire with a raised granite hearth and wooden surround. uPVC double glazed window to the front elevation, with fitted vertical blinds. Access into the kitchen.

KITCHEN: 13'10 x 6'1 (4.22m x 1.85m)

Of modern design. Providing stylish patterned vinyl flooring. The extensive fitted kitchen hosts a range of complementary white high-gloss wall and base units with laminate roll-top work surfaces over and multi-coloured tiled splash backs. Inset stainless steel sink with chrome taps and drainer. Integrated electric oven with four ring electric hob over. Provision for a freestanding fridge freezer and plumbing for an under counter washing machine. Double panel radiator, ceiling strip light and a uPVC double glazed window to the rear elevation, with fitted roller blind. Access into the rear lobby.

LOBBY: 5'7 x 3'10 (1.70m x 1.17m)

Accessed via a wooden external door. Providing vinyl flooring, a ceiling light fitting and a wooden obscure external door, giving access into the garden. Internal access into the coal store and ground floor W.C.

GROUND FLOOR W.C: 5'1 x 2'9 (1.55m x 0.84m)

With wood-effect vinyl flooring and a low-level W.C with high-level cistern. Wall light fitting and an obscure uPVC double glazed window to the side elevation.

COAL STORE: 7'1 x 2'8 (2.16m x 0.81m)

Providing excellent storage space, with scope to be utilised into additional living accommodation.

ATTACHED OUTBUILDING: 7'1 x 6'1 (2.16m x 1.85m)

Accessed externally, via a hardwood door. Providing power, lighting and access to the modern 'BAXI' boiler. uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING: 9'3 x 6'5 (2.82m x 1.96m)

Well-appointed. Providing carpeted flooring, a ceiling light fitting, electric heater and a uPVC double glazed window to the front elevation with a fitted roller and vertical blind. Loft hatch access point, which is partly boarded. Access into the bathroom and all three WELL-PROPORTIONED bedrooms.





MASTER BEDROOM:

12'3 x 11'10 (3.73m x 3.61m)

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting, fitted airing cupboard. Housing the hot water cylinder and uPVC double glazed window to the rear elevation, with fitted vertical blinds. Overlooking the rear garden.

BEDROOM TWO:

12'8 x 12'3 (3.86m x 3.73m)

A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting and uPVC double glazed window to the rear elevation, with fitted roller blind. Overlooking the rear garden. Max measurements provided. Width narrows to 9'2 ft (2.79m).

BEDROOM THREE:

9'5 x 9'5 (2.87m x 2.87m)

A WELL-APPOINTED BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting, a fitted storage cupboard and a uPVC double glazed window to the front elevation, with a fitted vertical blind. Max measurements provided. Width narrows to 6'3 ft. (1.91m).

FIRST FLOOR BATHROOM:

6'5 x 5'6 (1.96m x 1.68m)

With vinyl flooring. A panelled bath with chrome taps, electric shower facility, bi-folding shower screen and floor to ceiling wall tiling. A low-level W.C and a pedestal wash hand basin with chrome taps and majority wall tiled splash backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation, with a fitted roller blind.

EXTERNALLY:

The property stands on a wonderful 0.14 of an acre plot. The large front aspect is greeted with dropped kerb vehicular access onto a multi-car tarmac driveway. The front garden is of general low maintenance and predominantly gravelled, which could be utilised to accommodate a wide range of additional vehicles. The rear garden is an array of established bushes and shrubs, with fully fenced side and rear boundaries. A concrete pathway, via a wooden personnel leads to the front entrance door, with storm canopy and external light. A right sided timber gate opens into the rear garden, with access into the integral external outbuilding. The rear garden is a real credit to the property. Extremely generous in size and predominantly laid to lawn with a range of established shrubs and bushes. There is a large paved patio and a pathway leading to the bottom of the garden. Provision for a garden shed. An outside tap and external light. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler and uPVC double glazing throughout. This excludes the front and rear external doors. 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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 995 Square Ft.

Measurements are approximate and for guidance only. This includes the attached outbuilding.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (65)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

