



Grove Street, Balderton, Newark

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 OLIVER REILLY



Grove Street, Balderton, Newark

Offers in excess of £150,000

- SPACIOUS TERRACE HOME
- TWO RECEPTION ROOMS
- STYLISH MODERN KITCHEN
- VERY GENEROUS REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- POPULAR LOCATION. CLOSE TO AMENITIES
- GROUND FLOOR BATHROOM & SEPARATE W.C
- USEFUL ATTACHED OUTBUILDING
- NO CHAIN! Tenure: Freehold EPC 'E'

A TRADITIONAL TARDIS..!

Boasting a vast degree of flexible living space. This well-maintained terrace home is NOT TO BE MISSED! Conveniently situated in a prime residential location. Surrounded by a vast array of excellent local amenities, popular schools and useful transport links. Including ease of access onto the A1, A46 and to Newark Town Centre. This well-proportioned residence is ready and waiting for you to inject your own personality. Both inside and out. Having retained a range of complementary original features, combined with tasteful contemporary design and a generous layout. Comprising: Lounge with original exposed open fireplace, a spacious dining room with under-stairs storage space, a stylish modern kitchen, ground floor bathroom and separate W.C. The first floor hosts THREE EXCELLENT SIZED BEDROOMS. The master bedroom boasts a useful walk-in wardrobe storage space.

Externally, the property stands on an enviable plot. Boasting a VERY LARGE and lengthy rear garden. Full of scope and endless possibilities to make your own mark! There is a useful attached outbuilding and great potential to extend the existing layout. Subject to relevant planning approvals. Further benefits of this attractive and well-balanced home include uPVC double glazing throughout and gas fired central heating. This is an excellent first time buy and great place to GET YOURSELF ON THE LADDER! Step inside and see for yourself! Marketed with NO ONWARD CHAIN..!



LOUNGE:

11'10 x 11'4 (3.61m x 3.45m)

Accessed via an obscure uPVC front entrance door. The generously proportioned Reception room provides wood effect laminate flooring, a central ceiling light fitting, two wall light fittings, a double panel radiator, an original and eye-catching exposed feature fireplace housing an inset open fire with original surround and inset red tiled hearth. There is a TV point, a fitted low-level storage cupboard housing the electrical RCD consumer unit, the electricity meter and gas meter with inset shelving above. uPVC double glazed window to the front elevation. An obscure painted internal door leads through to the well-proportioned dining room.

DINING ROOM:

12'4 x 11'10 (3.76m x 3.61m)

Providing brand-new grey carpeted flooring, a central ceiling light fitting, two wall light fittings, a TV/telephone point, double panel radiator and an exposed central feature fireplace with exposed brickwork decorative wooden surround and an inset tiled hearth. There is a walk-in under stairs storage cupboard providing carpeted flooring. uPVC double glazed window to the rear elevation. The dining room gives access into the well-appointed kitchen.

KITCHEN:

10'10 x 6'10 (3.30m x 2.08m)

Providing tile-effect vinyl flooring. A complementary modern shaker style kitchen houses a range of dove grey fitted wall and base units with laminate roll-top work surfaces over and white subway effect tiled splash backs. There is inset stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding gas cooker with concealed extractor hood above. Provision for a freestanding fridge freezer and under counter plumbing/provision for washing machine. Access to the exposed wall mounted 'IDEAL' gas combination boiler. There is a ceiling strip light. uPVC double glazed window to the side elevation and an obscure uPVC double glazed side external door leading into the well-appointed garden. The kitchen provides internal access into the ground floor bathroom.

GROUND FLOOR BATHROOM:

6'10 x 5'10 (2.08m x 1.78m)

Of modern design. Providing vinyl flooring, a panelled bath with chrome mixer tap and mains shower facility. With provision for a shower curtain. Blue and white floor to ceiling wall tiling. Pedestal wash hand basin with chrome taps with partial blue and white wall tiled Splash backs. Double panel radiator, a ceiling light fitting, extractor fan, loft hatch access point and an obscure uPVC double glazed window to the side elevation. Open access through to the separate W.C.

GROUND FLOOR W.C:

6'10 x 2'8 (2.08m x 0.81m)

Providing continuation of the vinyl flooring. A low-level W.C with integrated levered flush and fitted double vanity cupboard above with inset shelving. Wall light fitting and an obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING:

5'7 x 2'6 (1.70m x 0.76m)

Providing brand-new grey carpet flooring, a ceiling light fitting, smoke alarm and loft hatch access point. Providing access into all three well-proportioned bedrooms.



**MASTER BEDROOM:**

12'4 x 11'10 (3.76m x 3.61m)

A generous DOUBLE bedroom located at the rear of the property. Providing brand-new grey carpeted flooring, a ceiling light fitting, double panel radiator and a fitted double wardrobe with bi-folding doors and clothes hanging facilities. uPVC double glazed window to the rear elevation overlooking the generous garden. Max measurements provided.

BEDROOM TWO:

11'5 x 8'10 (3.48m x 2.69m)

A further DOUBLE bedroom located at the front of the property. Providing brand-new, grey carpet and flooring, a ceiling light fitting, double panel radiator. uPVC double glazed window to the front elevation

BEDROOM THREE:

12'9 x 6'4 (3.89m x 1.93m)

A well-appointed bedroom. Providing brand-new grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided. Length reduces to 8'5 ft. (2.57m).

ATTACHED OUTBUILDING:

5'6 x 5'1 (1.68m x 1.55m)

Of brick built construction with a sloped slate roof. Providing sufficient external storage and access to the cold water tap.

EXTERNALLY:

The front aspect provides a low maintenance gravelled frontage with medium height front and side fenced boundaries. A paved pathway gives access to the front entrance door. There is a block paved pathway to the left side elevation via a shared passage, which leads to a secure timber rear access gate. Opening into the well-appointed rear garden. There is an extensive paved seating area, directly accessed from the kitchen with access into an attached external store which provides a cold-water tap. The rear garden is predominantly laid to lawn and of a very generous size with a vast array of established trees, bushes and shrubs. There is paved hard standing at the bottom of the garden for a garden shed/summerhouse. 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 combination boiler and uPVC double glazing throughout.

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.

Approximate Size: 819 Square Ft.

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

Tenure: Freehold. Sold with vacant possession.**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'E' (52)

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.

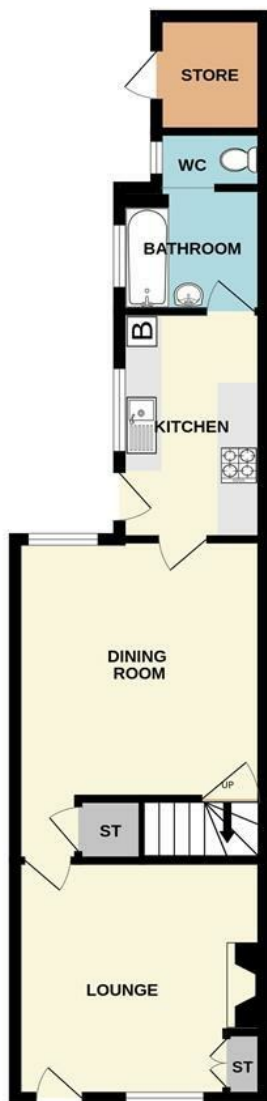
Draft Details-Awaiting Approval:

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

