



Shakespeare Street, Balderton, Newark

 2  1  1  C

 OLIVER REILLY



Shakespeare Street, Balderton, Newark

Guide Price £210,000

- ATTRACTIVE SEMI-DETACHED HOME
- POPULAR STREET. CLOSE TO AMENITIES
- GENEROUS DINING KITCHEN
- BLOCK PAVED DRIVEWAY & DETACHED TIMBER CABIN
- uPVC Double Glazing & Gas Central Heating
- TWO DOUBLE BEDROOMS
- LOVELY BAY-FRONTED LOUNGE
- STYLISH CONTEMPORARY BATHROOM
- GENEROUS REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C' (69)

FEAST YOUR EYES.... ON A HOME OF TRUE DISTINCTION!

This eye-catching semi-detached residence is the epitome of a retained traditional exterior, combined with a sleek and stylish internal contemporary design. Promising a warm and welcoming vibe, from the moment you step inside.

The property is conveniently situated close to a range of excellent amenities and popular schools. Ensuring ease of access onto the A1, A46 and to Newark Town Centre.

STEP INSIDE... and take a look at the beautifully presented accommodation, comprising: Entrance hall, a wonderful bay-fronted lounge with a gorgeous exposed fireplace, housing an inset log burner and a SPACIOUS OPEN-PLAN dining kitchen, with a walk-in pantry and French doors opening out onto an extensive block paved seating area.

The first floor hosts TWO DOUBLE BEDROOMS and a beautiful modern three-piece bathroom.

Externally, the property occupies a captivating plot. Greeted with dropped kerb vehicular access onto a block paved driveway. The well-appointed rear garden retains a high-degree of privacy and a DETACHED TIMBER CABIN. Providing power, lighting WIFI connectivity and scope to be utilised for a variety of purposes.

Further benefits of this smashing and sophisticated semi-detached home include uPVC double glazing throughout and gas fired central heating, via a combination boiler.

CREATE YOUR NEXT CHAPTER!!... Inside this gorgeous home. Ensuring contemporary living at its finest!



ENTRANCE HALL:

4'2 x 3'8 (1.27m x 1.12m)

Accessed via a composite front door. Providing oak flooring, carpeted stairs rising to the first floor with handrail. Wall mounted central heating thermostat. Access into the bay-fronted lounge.

BAY-FRONTED LOUNGE:

13'8 x 13'6 (4.17m x 4.11m)

A delightful and spacious reception room, with continuation of the oak flooring, central ceiling light fitting, feature fireplace housing an inset log burner with a raised granite hearth and oak mantle above. Walk-in bay with uPVC double glazed windows to the front elevation. Access into the dining kitchen. Max measurements provided, into bay-window.

SPACIOUS DINING KITCHEN:

16'9 x 9'5 (5.11m x 2.87m)

A sizeable OPEN-PLAN space, with oak-effect laminate flooring. Providing sufficient space for a large dining table with ceiling light fitting above and double panel radiator. A stylish and contemporary fitted kitchen provides a wide range of wall and base units with Quartz work surfaces over and part bevelled wall tiled splash backs. Provision for a freestanding fridge freezer and gas cooker, with stainless steel extractor hood above. Under-counter plumbing/ provision for a washing machine. Recessed ceiling spotlights. Access to a walk-in under-stairs pantry with part tiled walling and storage space. The kitchen has a uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out to the well-appointed rear garden.

FIRST FLOOR LANDING:

10'4 x 2'8 (3.15m x 0.81m)

With carpeted flooring, a loft hatch access point- providing a loft ladder and a high degree of boarding. uPVC double glazed window to the side elevation. Access into the bathroom and two bedrooms.

MASTER BEDROOM:

13'8 x 11'8 (4.17m x 3.56m)

A generous L-shaped DOUBLE bedroom, located at the front of the house, with carpeted flooring, a large over stairs storage cupboard/ wardrobe, ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided

BEDROOM TWO:

9'7 x 9'6 (2.92m x 2.90m)

A further DOUBLE bedroom with carpeted flooring, a ceiling light fitting, single panel radiator and complementary partial wall panelling and uPVC double glazed window to the rear elevation. Enjoying a delightful outlook over the private rear garden.

FIRST FLOOR BATHROOM:

9'6 x 7'1 (2.90m x 2.16m)

Of attractive contemporary design. Providing attractive wood-effect LVT flooring. A panelled bath with chrome mixer tap, mains shower facility, floor to ceiling wall tiling and a clear glass shower screen. A low-level W.C with push-button flush. A white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit, with illuminated vanity mirror above. Chrome heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the rear elevation. A useful fitted airing cupboard provides sufficient storage and access to the modern gas combination boiler.





DETACHED TIMBER CABIN/ HOME OFFICE:

13'5 x 13'5 (4.09m x 4.09m)

A sizeable detached chalet style timber cabin. With a pitched roof. Accessed via French doors, which open out onto the garden. Wooden window to the front elevation. Providing huge potential to be used for a variety of purposes. With power, lighting and WIFI connectivity available.

EXTERNALLY:

The front aspect provides a high degree of kerb appeal, within a popular residential area. The front aspect is greeted with dropped kerb vehicular access onto a multi-car block paved driveway, with concealed gas and electricity meter boxes. Secure double gates opening onto additional parking space, within the rear garden. The front garden is predominantly laid to lawn with a planted boarder and attractive medium height walled frontage, with two brick entrance pillars. The generous rear garden is predominantly laid to lawn with an array of planted boarders. There is a block paved seating area directly from the French doors in the dining kitchen with an external security light and an outside tap. A paved pathway leads to the bottom of the garden, giving access into the detached chalet/ home office. 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 combination boiler, cavity wall insulation 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: 715 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (69)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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.

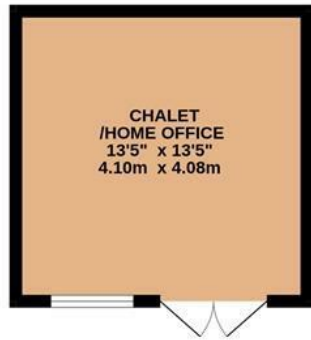
Draft Details-Awaiting Approval:

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.

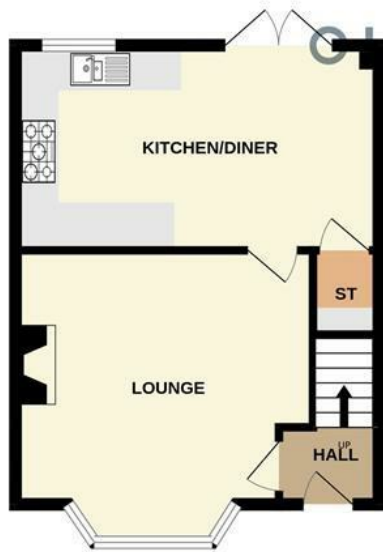




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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	