



Milton Street, Balderton, Newark

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OLIVER REILLY







# Milton Street, Balderton, Newark

- MODERN SEMI-DETACHED HOME
- CLOSE TO AMENITIES & TRANSPORT LINKS
- SPACIOUS CONTEMPORARY KITCHEN
- WELL-APPOINTED REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- THREE BEDROOMS
- SIZEABLE OPEN-PLAN LOUNGE/DINER
- EYE-CATCHING FIRST FLOOR BATHROOM
- LARGE BRICK OUTBUILDING/ WORKSHOP
- NO CHAIN! Tenure: Freehold EPC 'E'

## A SUPERB, SPACIOUS & STYLISH SEMI..!

Take a look at this excellent and recently refurbished home. Situated in a popular residential location, close to a wide array of excellent on-hand amenities, desirable school catchments and useful transport options. Including ease of access onto the A1, A46 and to Newark Town Centre.

This brilliantly enhanced home showcases a deceptively generous internal layout. Promising a BRIGHT & AIRY internal design, sleek finish and ample living accommodation for you to grow into.

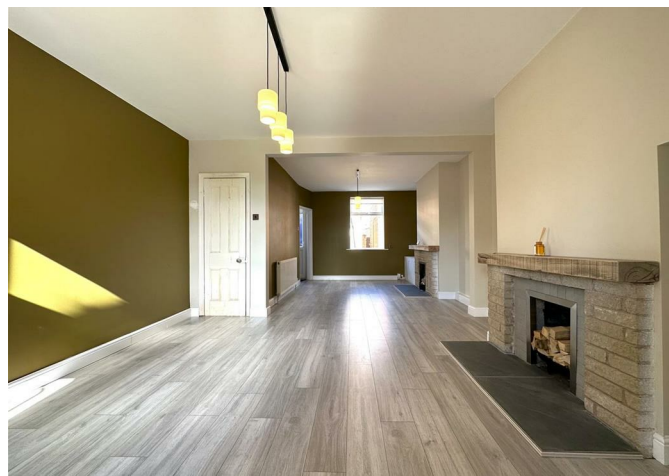
The eye-catching, copious and well-presented internal design comprises: Entrance hall, a HUGE 24 FT OPEN-PLAN lounge/diner, leading through to a LARGE MODERN KITCHEN.

The first floor hosts THREE BEDROOMS and a lovely contemporary bathroom.

Externally the property is further enhanced by a lovely, well-appointed and private rear garden, with a complementary Indian sandstone paved seating area and a useful BRICK OUTBUILDING. Which would lend itself to an ideal workshop space.

Further benefits of this attractive FABULOUS FIND include uPVC double glazing and gas fired central heating, via a combination boiler.

SET YOUR SIGHTS... On this eye-catching renovation. The PERFECT PLACE TO CALL HOME! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



Offers in excess of £160,000



### ENTRANCE HALL:

3'1 x 2'9 (0.94m x 0.84m)

Accessed via an obscure uPVC double glazed front door. Providing wood-effect laminate flooring, grey carpeted stairs rising to the first floor. Open-access through to the generous lounge/diner.

### LIVING AREA:

12'5 x 10'8 (3.78m x 3.25m)

Providing complementary wood-effect laminate flooring. The living area has a large double panel radiator, central ceiling light fitting, fitted low-level storage cupboards, housing the gas meter. There is also an exposed brick feature fireplace with wooden mantle above and a raised tiled hearth with inset (non-working). uPVC double glazed window to the front elevation. Open-access through to the dining area.

### GENEROUS DINING AREA:

13'10 x 11'6 (4.22m x 3.51m)

An equally spacious reception area, with continuation of the wood-effect laminate flooring, a ceiling light fitting, double panel radiator, under-stairs storage cupboard, housing the electrical RCD consumer unit, electricity meter and modern 'IDEAL' gas fire boiler. Decorative exposed brick feature fireplace with oak mantle above and raised tiled hearth. uPVC double glazed window to the rear elevation. Open-access into the contemporary kitchen.

### SPACIOUS MODERN KITCHEN:

15'4 x 8'5 (4.67m x 2.57m)

Of stylish contemporary design. With continuation of the wood-effect laminate flooring. The Grey high-gloss fitted kitchen provides vast range of fitted wall, base and drawer units with marble-effect work-surfaces over. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring ceramic hob over and partial wall tiled splash backs. Under-counter plumbing/provision for a washing machine and freestanding fridge freezer. Fitted breakfast bar area. Recessed ceiling spotlights, modern white vertical radiator, uPVC double glazed window to the side elevation. An obscure uPVC double glazed rear door gives access to the well-appointed rear garden.

### FIRST FLOOR LANDING:

2'9 x 2'8 (0.84m x 0.81m)

With grey carpeted flooring, a ceiling light fitting and access into two of the three bedrooms.

### MASTER BEDROOM:

14'0 x 12'5 (4.27m x 3.78m)

A spacious DOUBLE bedroom. Located at the front of the house. Providing grey carpeted flooring, complementary high ceilings, a double panel radiator, ceiling light fitting and two uPVC double glazed windows to the front elevation. Max measurements provided.

### BEDROOM TWO:

13'10 x 11'5 (4.22m x 3.48m)

An equally sizeable DOUBLE bedroom. Providing grey carpeted flooring, a large double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation. Access into the third bedroom.

### BEDROOM THREE:

8'5 x 7'5 (2.57m x 2.26m)

A well-appointed single bedroom. Providing grey carpeted flooring, a double panel radiator, ceiling light fitting, loft hatch access point and a uPVC double glazed window to the side elevation. Access into the bathroom.





#### FIRST FLOOR BATHROOM:

Of attractive modern design. Providing patterned tiled-effect flooring. A black panelled bath with mixer tap and mains shower facility with handheld shower-head, additional rainfall-effect shower head, floor to ceiling patterned aqua boarding and a wall-mounted paned black glass shower screen. Low-level W.C with push-button flush and a pedestal wash hand basin with black mixer tap, partial grey wall tiled splash back and provision for an illuminated vanity mirror above. Black heated towel rail, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

#### BRICK OUTBUILDING/ WORKSHOP:

Of brick built construction with a sloped roof. Accessed via a wooden door with window to the front elevation. A useful space, with multi-purpose potential. Offering an ideal storage space or workshop area.

#### EXTERNALLY:

The well-appointed rear garden provides an extensive Indian sandstone patio, with outside tap. The rear garden is predominantly laid to lawn with access down to a brick outbuilding. There is a fenced left side boundary and a walled right side/ rear boundary. A secure timber gate opens onto a shared passageway, which leads to the front of the house. PLEASE NOTE: There is NO SHARED ACCESS across this properties garden.

#### 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: 897 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'E' (53)

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:

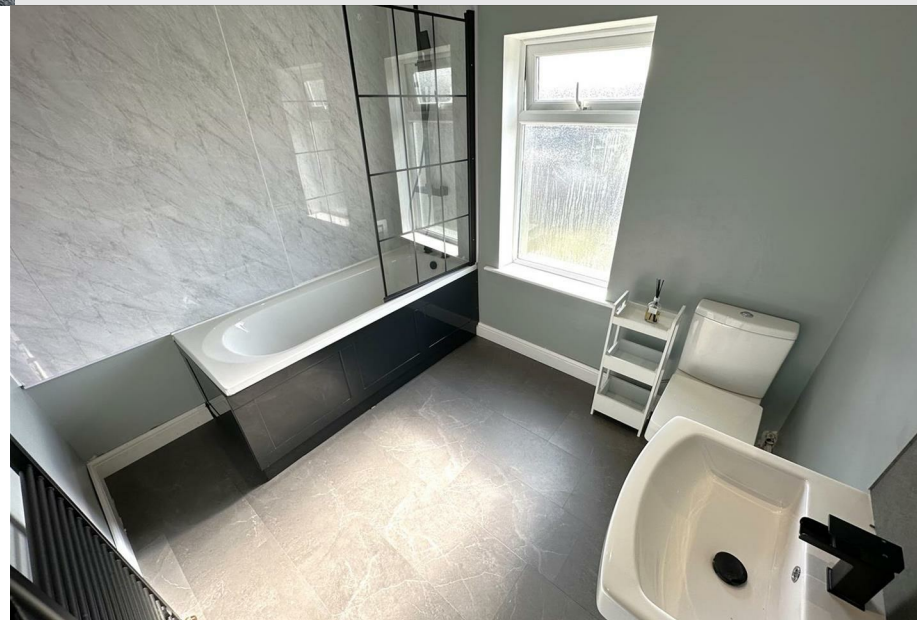
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### 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.

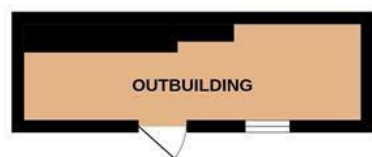




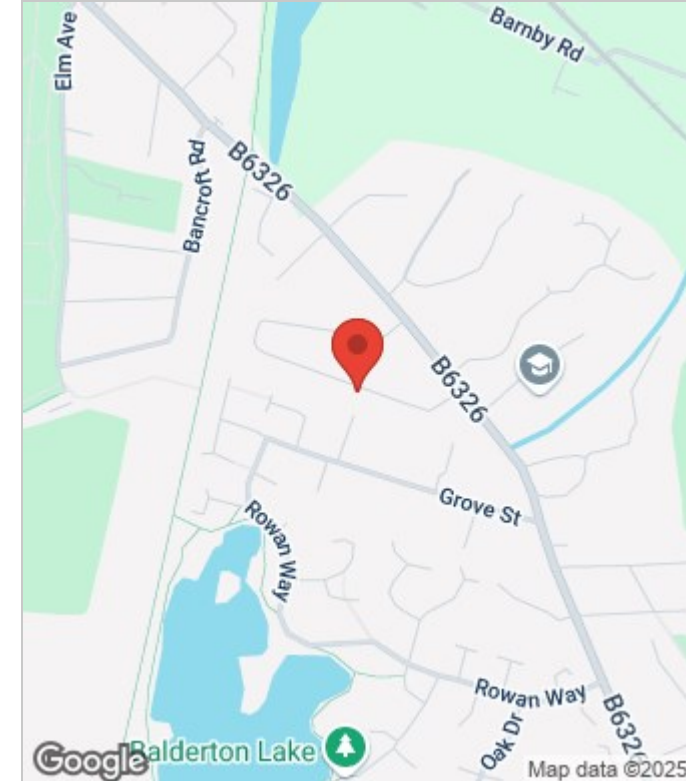




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 