



Lacey Green, Balderton, Newark

 4  1  2  D

OLIVER REILLY



Lacey Green, Balderton, Newark

Offers in excess of £300,000

- EXTENDED DETACHED HOME
- EASE OF ACCESS TO A1/A46 & AMENITIES
- SUBLIME LIVING/DINING KITCHEN
- STYLISH FAMILY BATHROOM
- LOVELY LOW-MAINTENANCE REAR GARDEN
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- OFF-STREET PARKING FOR THREE VEHICLES
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D'

A FIRM FAMILY FAVOURITE..!

Welcome to Lacey Green... A superbly stylish and EXTENDED detached family residence. Occupying an enviable residential position, close to a wide array of excellent local amenities school catchments and transport links. Including ease of access onto the A1 and A46.

This SUBLIME MODERN BEAUTY provides all the key ingredients for the PERFECT LONG TERM HOME. Having been cleverly enhanced to create a wonderfully adaptable layout. Comprising: Inviting entrance hall, ground floor W.C, bay-fronted lounge with double doors opening into a FABULOUS LIVING/ DINING KITCHEN. Hosting a central dining island and a range of integrated appliances. This is OPEN-PLAN through to a rear hall, separate utility room and a WONDERFUL FAMILY DINING ROOM with Velux roof lights and sliding doors leading out to the garden.

The first floor occupies FOUR WELL-PROPORTIONED BEDROOMS and an eye-catching modern bathroom.

Externally, the property stands on a appealing plot Greeted via AN EXTENSIVE DRIVEWAY for up to three vehicles, giving access into an integral garage store. The beautifully tended rear garden is the perfect low-maintenance escape. Offering a paved seating area and an additional slate shingled entertainment space, with canopy above.

Further benefits of this CAPTIVATING CONTEMPORARY CRACKER includes uPVC double glazing throughout and gas fired central heating.

MOVE ON IN... We're sure it will be LOVE AT FIRST SIGHT from the moment you step inside this beautiful home. Promising perfect proportions and exceptional quality throughout!



ENTRANCE HALL:

Accessed via a panelled obscure uPVC double glazed front door, providing complementary wood-effect LVT flooring, grey carpeted stairs with pine handrail rising to the first floor. Recessed ceiling spotlights, single panel radiator, low-level under-stairs storage cupboard, access into the family dining kitchen, lounge and ground floor W.C.

13'6 x 5'10 (4.11m x 1.78m)

GROUND FLOOR W.C:

Of complementary modern design, with wood-effect tiled flooring. A low-level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap and black wall tiled splash back's behind. Ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

7'2 x 2'10 (2.18m x 0.86m)

BAY-FRONTED LOUNGE:

A lovely and generously proportioned reception room. Providing carpeted flooring, recessed ceiling spotlights, coving, provision for a wall mounted electric feature fire, a double panel radiator, TV/telephone connectivity point and a feature front bay with paned uPVC double glazed windows to the front elevation. Hardwood single glazed internal double doors open into the sizeable family sized kitchen. Max measurements provided.

15'9 x 11'8 (4.80m x 3.56m)

SPACIOUS LIVING/DINING KITCHEN:

Of eye-catching modern design! Providing complementary wood-effect LVT flooring. The stylish contemporary kitchen houses a vast range of fitted wall and base units with oak flat edge work surfaces over and up-stands. Inset white ceramic Belfast sink with mixer tap, dishwasher and fridge freezer. Provision for a freestanding cooker with glass splash back and extractor hood above. Provision for an integrated medium height microwave. A central breakfast island ensures sufficient dining space, a range of fitted base and drawer units. Access to the concealed 'IDEAL' gas fired boiler, electrical RCD consumer unit. Recessed ceiling spotlights, coving, stylish column radiator. Open-plan access to the rear hall and into the spacious family room. Max measurements provided.

18'5 x 12'10 (5.61m x 3.91m)

DINING/FAMILY ROOM:

A wonderful MULTI-PURPOSE reception room. Hosting sufficient space for a sofa, dining table and chairs. Providing wood-effect laminate flooring from the dining kitchen. Hosting a range of double electrical power sockets, a stylish vertical column radiator, two Velux roof-lights, recessed ceiling spotlights, two uPVC double glazed windows to the rear elevation and a uPVC double glazed window to the side elevation. uPVC double glazed sliding doors lead out to the enclosed rear garden.

17'1 x 8'5 (5.21m x 2.57m)

INNER HALL:

With ceramic tiled flooring and recessed ceiling spotlights. Front and rear access via a hardwood double glazed door. Open access through to the utility room.

7'4 x 2'8 (2.24m x 0.81m)

UTILITY ROOM:

With continuation of the ceramic tiled flooring. Hosting a range of fitted wall units with patterned laminate roll-top work surfaces over. Inset stainless steel sink with chrome mixer tap and drainer. Under counter plumbing/provision for a washing machine/tumble dryer. Provision for a freestanding fridge freezer. Fitted larder storage cupboard. Double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation.

11'6 x 7'3 (3.51m x 2.21m)

FIRST FLOOR LANDING:

With carpeted flooring, a ceiling light fitting, loft hatch access point, fitted airing cupboard and a uPVC double glazed window to the side elevation. Access into the family bathroom and all four bedrooms.

9'1 x 5'3 (2.77m x 1.60m)



MASTER BEDROOM: 13'8 x 8'9 (4.17m x 2.67m)
A generous principle DOUBLE bedroom located at the front of the house. Providing grey carpeted flooring, a central ceiling light fitting, single panel radiator, extensive fitted wardrobes with sliding doors and a paned uPVC double glazed window to the front elevation. Max measurements provided up to fitted wardrobes.

BEDROOM TWO: 13'2 x 8'9 (4.01m x 2.67m)
A further DOUBLE bedroom, located at the rear of the house. Providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation, overlooking the garden.

BEDROOM THREE: 9'4 x 9'1 (2.84m x 2.77m)
A well-proportioned bedroom, providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided.

BEDROOM FOUR: 10'5 x 9'10 (3.18m x 3.00m)
A well-appointed bedroom, located at the front of the house. Providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a paned uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 5'10 ft. (1.78m).

FAMILY BATHROOM: 7'9 x 7'6 (2.36m x 2.29m)
Of stylish contemporary design. Providing grey ceramic tiled flooring. A P-shaped panelled bath with chrome mixer tap, overhead handheld shower facility, three-tone bevelled wall tiled splash backs behind and a wall mounted clear glass shower screen. Low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to be fitted vanity storage unit. Three-tone bevelled floor to ceiling wall tiling, chrome heated towel rail, recessed ceiling, spotlights and extractor fan. Obscure uPVC double glazed window to the side elevation.

INTEGRAL GARAGE STORE:
Accessed via a manual up/ over garage door. Ensuring sufficient storage opportunities.

EXTERNALLY:
The property occupies a generous corner plot position. The front aspect provided dropped kerb vehicular access onto a part tarmac and extensively gravelled driveway. Ensuring AMPLE off-street parking comfortably for three vehicles. There is a small paved pathway leading to the timber framed storm porch with slope tiled roof. Giving access to the front entrance door with external wall light. There is also access into the integral garage store additional external door, into the rear hallway. The beautifully maintained, low maintenance and fully enclosed rear garden is a huge complement to the property. Predominantly laid to lawn with low maintenance gravelled borders, hosting a small variety of plants/shrubs. There is a secluded paved seating area at the bottom of the garden. Provision for a sunken trampoline and a paved pathway leading to an additional slate shingled outdoor entertainment space with timber framed canopy above. There is an outside tap, two external up/down lights, part fenced and walled boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 1,255 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 'D'

EPC: Energy Performance Rating: 'D' (59)
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.

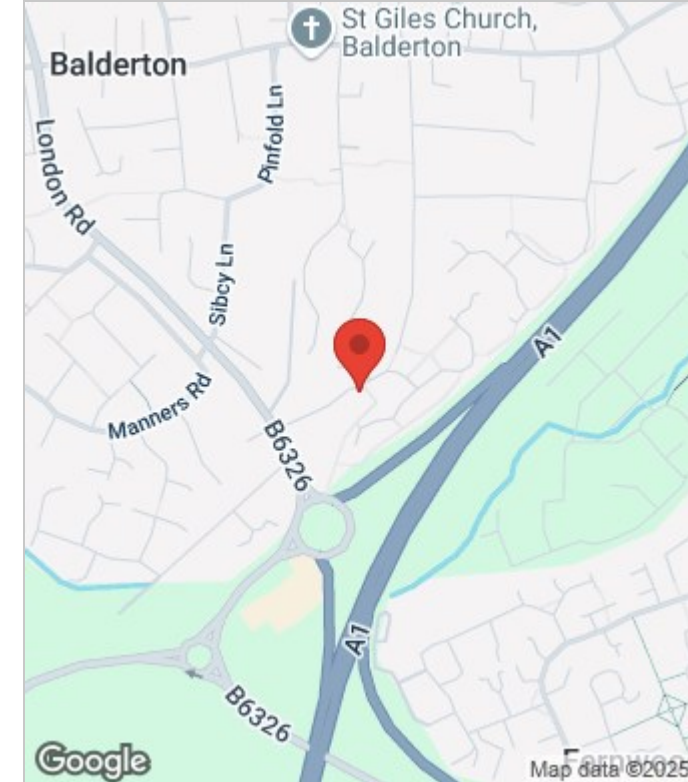
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 