



Hawton Lane, Balderton, Newark

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 OLIVER REILLY



Hawton Lane, Balderton, Newark

- ATTRACTIVE SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS (FORMERLY FOUR)
- WONDERFUL OPEN-PLAN DINING KITCHEN
- GF W.C & ATTRACTIVE FIRST FLOOR BATHROOM
- GENEROUS DRIVEWAY & BEAUTIFULLY LANDSCAPED GARDEN
- OOZING CHARACTER THROUGHOUT
- POPULAR LOCATION! CLOSE TO AMENITIES!
- GENEROUS DUAL-ASPECT LIVING ROOM
- DETACHED MULTI-FUNCTIONAL HOME BAR/ OFFICE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

PERIOD PROPERTY PARADISE..!

This charming character-filled home truly is a residence LIKE NO OTHER!

Boasting an array of complementary original internal features, combined with a sleek and stylish contemporary design, creating a homely atmosphere from the moment you STEP INSIDE...!

If you're searching for PERSONALITY AND CONVENIENCE... Then look no further! Enjoying a central position in the heart of Balderton. Close to a range of amenities, popular schools and transport links, including ease of access onto the A1, A46 and to Newark Town Centre.

In addition to the alluring personality the property showcases an EXCELLENT AND SUBSTANTIAL LAYOUT. Promising a high-degree of space and versatility comprising: An attractive external storm porch, an inviting reception hall, FABULOUS OPEN-PLAN DINING KITCHEN, with a central island exposed feature fireplace with inset log burner and access into a separate utility/ pantry. There is a functional front hallway, a ground floor W.C and a MARVELLOUS DUAL-ASPECT LIVING ROOM with inset fireplace and French doors leading to an idyllic raised decked seating terrace.

The copious first floor landing previously hosted four bedrooms but has been cleverly adapted and enhanced. This could be reverted back, if required. Leading into an attractive modern bathroom and THREE DOUBLE BEDROOMS.

Externally, the BEAUTIFULLY LANDSCAPED GARDEN beams with colour. Whilst ensuring a low-level of maintenance. There is access into a SUPERB DETACHED HOME BAR. Providing power and lighting. Lending itself as a perfect HOME OFFICE. If required. The front aspect is enhanced by an EXTENSIVE MULTI-CAR DRIVEWAY. Suitable of a variety of vehicles.

Further benefits of this CRACKING COTTAGE-LIKE HOME include uPVC double glazing and gas central heating, via a HIVE system.

HOLDING THE KEY TO YOUR HEART... This magnificent home is not to be overlooked. Early viewings remain ESSENTIAL... In order to gain a full sense of appreciation!

Guide Price £250,000



SIDE STORM PORCH:	9'11 x 5'7 (3.02m x 1.70m)
RECEPTION HALL:	10'9 x 6'4 (3.28m x 1.93m)
LARGE DUAL-ASPECT LIVING ROOM:	13'10 x 13'10 (4.22m x 4.22m)
DINING ROOM:	11'10 x 11'10 (3.61m x 3.61m)
OPEN-PLAN KITCHEN SPACE:	9'8 x 9'3 (2.95m x 2.82m)
INNER FRONT HALL:	3'4 x 2'8 (1.02m x 0.81m)
GROUND FLOOR W.C:	8'6 x 2'8 (2.59m x 0.81m)
FIRST FLOOR LANDING:	7'9 x 6'4 (2.36m x 1.93m)
MASTER BEDROOM:	14'0 x 13'9 (4.27m x 4.19m)
BEDROOM TWO:	11'9 x 10'3 (3.58m x 3.12m)
BEDROOM THREE:	11'9 x 9'6 (3.58m x 2.90m)
FIRST FLOOR BATHROOM:	8'9 x 5'4 (2.67m x 1.63m)
DETACHED HOME BAR/ OFFICE:	14'3 x 8'4 (4.34m x 2.54m)

Accessed via a composite external door. Providing wood-effect laminate flooring, a PVC clad ceiling, two ceiling light fittings, provision for a freestanding home bar and a uPVC double glazed window to the front elevation. Lending itself to be utilised for a variety of individual purposes. Including a home office.





EXTERNALLY:

The property enjoys a central position close to an array of local amenities. The front aspect is greeted with dropped kerb vehicular access onto an extensive MULTI-VEHICLE DRIVEWAY. There are a range of complementary bushes and shrubs, fenced side and front boundaries. A right sided timber gate opens into the WELL-APPOINTED and BEAUTIFULLY MAINTAINED garden. Ensuring minimal maintenance and maximum appreciation. Predominantly paved with a range of raised plant beds, mature Wisteria and various log stores. There is a lovely raised decked seating terrace. Provision for a garden shed and access into the DETACHED HOME BAR/ OFFICE. There is an outside tap, double external power socket, fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a HIVE system 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: 1,190 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 'C'

EPC: Energy Performance Rating: 'D' (61)

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:

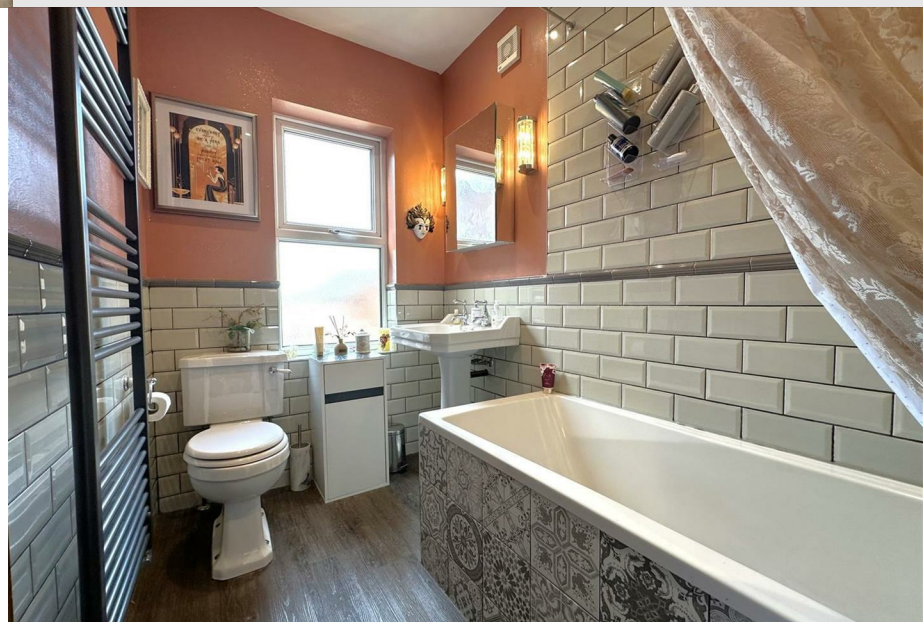
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.





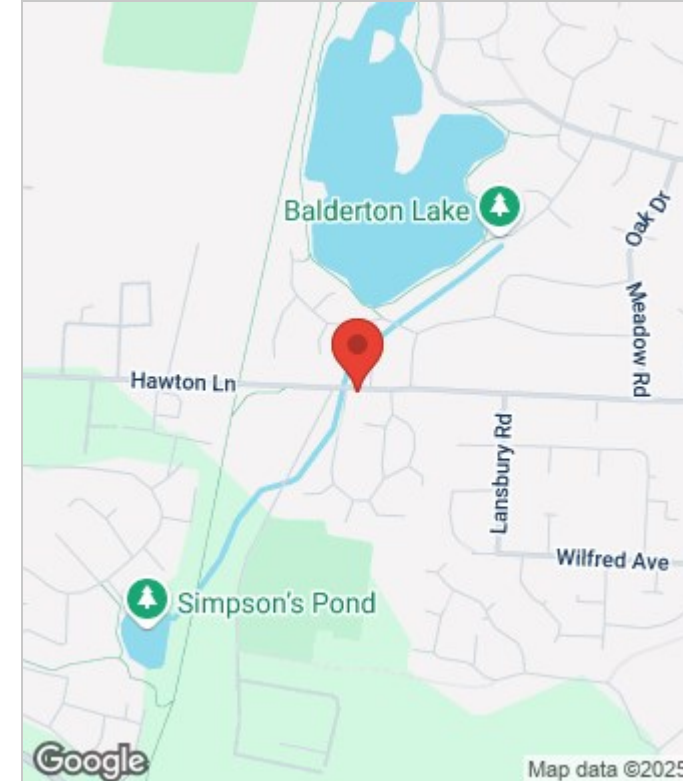
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

