



Main Street, Balderton, Newark

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OLIVER REILLY







# Main Street, Balderton, Newark

- SUBSTANTIAL TERRACE HOME
- TWO LARGE RECEPTION ROOMS
- SPACIOUS KITCHEN & GF SHOWER ROOM
- SCOPE TO MAKE YOUR OWN MARK!
- CHUTER EDE SCHOOL CATCHMENT & ACCESS ONTO A1
- THREE/FOUR BEDROOMS
- POPULAR LOCATION. CLOSE TO AMENITIES!
- HIGHLY ADAPTABLE LAYOUT
- GENEROUS ENCLOSED REAR GARDEN
- uPVC Double Glazing & NEW Boiler 2024. Tenure: Freehold. EPC 'tbc'

A TRADITIONAL TARDIS-LIKE TERRACE...!

Offering SO MUCH SPACE! and boasting a HUGELY VERSATILE LAYOUT! This expansive family-sized terrace home is a real EYE-CATCHER. Lending great scope for you to MAKE YOUR OWN MARK! The property occupies a popular central position, in the heart of Balderton, close to heaps of excellent local amenities, schools and transport links. Promising ease of access onto the A1, A46 and to Newark Town Centre.

The substantial internal accommodation, is set over three floors, spanning IN EXCESS of 1,600 square/ft, comprising: Entrance porch, a large BAY-FRONTED dining room, inner hall, lounge, spacious kitchen, rear porch and equally generous shower room.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and access up to a multi-functional attic room.

Externally, the property promotes ample external space, there is a small courtyard immediately from the rear porch door, leading down to a WELL-APPOINTED REAR GARDEN. Of general low maintenance with a large seating area and access to a detached outbuilding/ workshop. Offering multi-purpose potential.

Further benefits of this large and well-laid out period home include uPVC double glazing and gas fired central heating, via a MODERN COMBINATION BOILER. Installed in December 2024.

DO NOT BE DECEIVED. This sizeable home promises MORE THAN MEETS THE EYE! Step inside and see for yourself!!



## Guide Price £175,000



ENTRANCE PORCH:	4'10 x 3'8 (1.47m x 1.12m)
BAY-FRONTED DINING ROOM:	12'9 x 12'1 (3.89m x 3.68m)
INNER HALL:	2'8 x 2'4 (0.81m x 0.71m)
LOUNGE:	12'9 x 12'1 (3.89m x 3.68m)
KITCHEN:	11'10 x 7'3 (3.61m x 2.21m)
SIDE PORCH:	4'10 x 3'10 (1.47m x 1.17m)
GROUND FLOOR SHOWER ROOM:	8'10 x 7'1 (2.69m x 2.16m)
FIRST FLOOR LANDING:	5'7 x 4'3 (1.70m x 1.30m)
Max measurements provided.	
MASTER BEDROOM:	12'9 x 12'1 (3.89m x 3.68m)
BEDROOM TWO:	12'9 x 8'9 (3.89m x 2.67m)
BEDROOM THREE:	11'10 x 7'4 (3.61m x 2.24m)
ATTIC FOURTH BEDROOM:	17'6 x 12'7 (5.33m x 3.84m )
Max measurements provided.	





#### EXTERNALLY:

The front aspect provides a low-level wooden picket gate, opening onto a concrete pathway, to the front entrance porch door. The front garden is predominantly gravelled with low-level picket fenced side and front boundaries. The rear aspect hosts a concrete seating area, directly accessed from the rear porch. A timber gate opens onto a shared concrete pathway, allowing shared access for neighbouring homes. The garden space continues, via a further timber gate. Hosting a WELL-APPOINTED AND FULLY ENCLOSED LOW-MAINTENANCE GARDEN. Predominately laid to artificial lawn. A concrete pathway leads to the bottom of the garden, with a large seating area and access into a detached outbuilding/ workshop. 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. Installed in December 2024 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: 1,165 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: 'C' (71)

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.

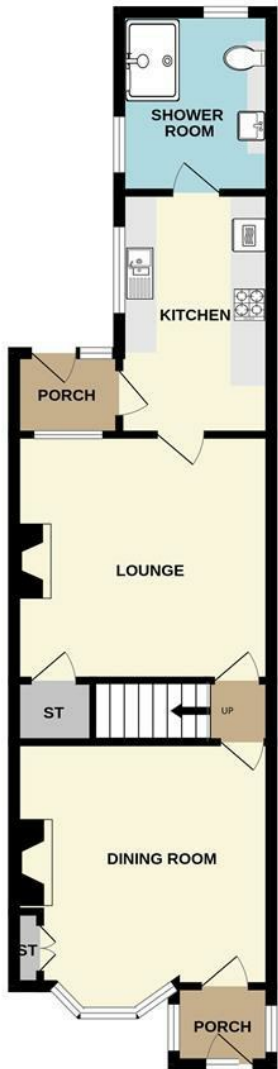








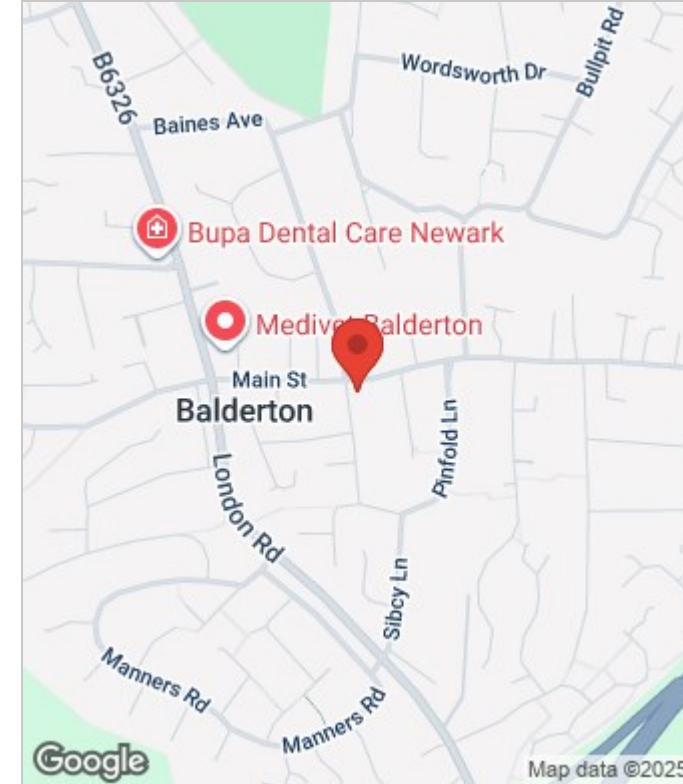
GROUND FLOOR



1ST FLOOR



2ND FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

