



Grove Street, Balderton, Newark

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 OLIVER REILLY



Grove Street, Balderton, Newark

- EXTENDED TERRACE HOME
- CLOSE TO AMENITIES & SCHOOLS
- LARGE KITCHEN & BATHROOM
- DETACHED TIMBER WORKSHOP/ HOME OFFICE
- uPVC Double Glazing & Gas CH
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENSIVE ENCLOSED REAR GARDEN
- COVERED SEATING/ ENTERTAINMENT AREA
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'tbc'

MORE THAN MEETS THE EYE...!

Do not be deceived by the vast degree of living space, inside this much loved family-sized home. Having been SIGNIFICANTLY EXTENDED to the ground floor, this expansive home offers plenty of living space for you to grow into.

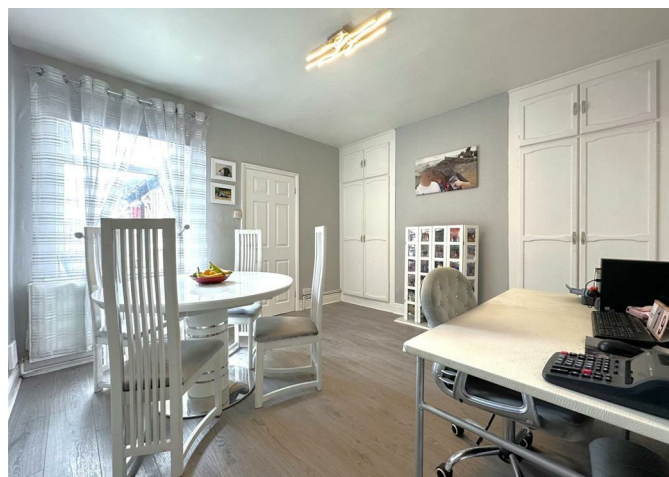
The property is situated in a highly renowned location, within ease of access to a range of amenities, popular schools and excellent transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

The well-proportioned internal layout comprises: Lounge, dining room, extensive fitted kitchen with under-floor heating and an equally large bathroom. The first floor provides THREE BEDROOMS.

Externally, the SPACE, SCOPE and SURPRISES continue... As the property stands on a large plot, with a private and fully enclosed rear garden, which has been tastefully landscaped, enjoying variety of seating areas. As you reach the bottom of the garden, you're greeted with a SUPERB DETACHED MULTI-PURPOSE WORKSHOP/ HOME GYM/ OFFICE. Equipped with power, lighting and WIFI. Currently utilised as a substantial home gym, the magnificent space lends itself to suite a variety of individual needs, accompanied by a LARGE COVERED OUTDOOR ENTERTAINMENT AREA. Perfect for summer evenings or family gatherings!

Additional benefits of this warm and welcoming home include uPVC double glazing and gas fired central heating.

Come and SEE FOR YOURSELF... The copious internal layout, matched with an envious garden, that will feel like you're living in your own bubble!



Guide Price £170,000



LOUNGE: 13'2 x 11'10 (4.01m x 3.61m)
Accessed via a uPVC double glazed front entrance door. A well-proportioned reception room, providing wood-effect laminate flooring, a central ceiling light fitting, large double panel radiator, TV connectivity point, extensive fitted storage cupboards and access into the hall.

INNER HALL: 3'5 x 2'10 (1.04m x 0.86m)
With a wall light fitting and electrical RCD consumer unit and double panel radiator. Carpeted stairs rise to the first floor. Access into the separate dining room.

DINING ROOM: 11'10 x 11'7 (3.61m x 3.53m)
With wood-effect laminate flooring, a central ceiling light fitting, double panel radiator, a wall mounted gas fire, which also acts as the back boiler, two sets of extensive fitted storage cupboards and an additional walk-in under stairs storage cupboard, with ceiling light fitting. uPVC double glazed window to the rear elevation. Access into the extended kitchen.

EXTENDED KITCHEN: 17'2 x 7'9 (5.23m x 2.36m)
A sizeable extended space, providing ceramic tiled flooring with underfloor heating. The large fitted kitchen houses a vast range of white high-gloss wall, draw and base units with patterned laminate roll-top work surfaces over and partial black wall tiled splash-backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated medium height microwave and oven. Provisional space for a freestanding fridge and freestanding freezer, under counter plumbing/ provisional space for a dishwasher and washing machine. Recessed ceiling spotlights, two uPVC double glazed windows to the side elevation. A uPVC double glazed left side external door gives access out to the generous rear garden. Internal access into the extended ground floor bathroom.

EXTENDED BATHROOM: 11'2 x 7'2 (3.40m x 2.18m)
Of a generous size. Providing marble effect tiled flooring. A double width tile panel bath with chrome taps, whirlpool jets and majority wall tile splash-backs behind with electric shower facility above and provision for a shower curtain. Low level W.C with push-button flush, a pedestal wash hand basin with chrome mixer tap, wall mounted illuminated vanity mirror and partial wall tiled splash-back behind. Benefiting from a range of fitted white high-gloss wall, drawer and base units with laminate roll-top work surfaces over for additional storage. Recessed ceiling spotlights, pull-cord electric heater, extractor fan, double panel radiator, obscure uPVC double glazed window to the side and rear elevation. Max measurements provided.

FIRST FLOOR LANDING: 9'5 x 5'7 (2.87m x 1.70m)
With carpeted flooring, a ceiling light fitting, open-spindle balustrade and hand-rail. Access into all three bedrooms.

MASTER BEDROOM: 13'3 x 12'1 (4.04m x 3.68m)
A Sizeable DOUBLE bedroom located at the rear of the house, providing carpeted flooring, a ceiling light fitting, double panel radiator, fitted over-stairs storage cupboard with loft hatch access point, extensive fitted airing cupboard, housing the hot water cylinder and providing sufficient storage. uPVC double glazed window to the rear elevation, overlooking the large garden.

BEDROOM TWO: 9'5 x 9'3 (2.87m x 2.82m)
With a wood-effect laminate flooring, a ceiling light fitting, double panel radiator, extensive fitted shelving and a uPVC double glazed window to the front elevation.



BEDROOM THREE:

A further well-proportioned bedroom with ceiling light fitting, a double panel radiator, extended fitted shelving and open wardrobe space. uPVC double glazed window to the front elevation.

13'7 x 7'2 (4.14m x 2.18m)

COVERED ENTERTAINMENT AREA:

Of timber framed construction, with a flat felt roof. Utilised as a large external entertainment area, with extensive paving, three ceiling strip lights and a large freestanding storage bench.

22'6 x 15'1 (6.86m x 4.60m)

DETACHED WORKSHOP/ HOME GYM:

Of timber construction. Accessed via wooden double doors. Providing wood-effect laminate flooring. Equipped with power, lighting, WIFI, three ceiling strip lights. A window to the front elevation, four windows to the left and right side elevation (8 in total). Currently used as a large and functioning home gym, with a full mirrored glass wall, a cross-trainer machine, lifting bench, power plate, cable cross-over machine, spin bike and a multi-gym. ALL INCLUDED IN THE SALE.

27'6 x 15'6 (8.38m x 4.72m)

EXTERNALLY:

The property stands on almost 0.10 of an acre. The front aspect provides a low-maintenance landscaped garden. Predominantly gravelled, with paved hard-standing and a concrete pathway, accessing the front entrance door, via a low-level wrought-iron personal gate, with walled front and side boundaries. A shared left side concrete pathway leads to the rear timber access gate. Opening to the LARGE REAR GARDEN. Which is FULLY ENCLOSED and predominantly laid to lawn with slate shingled borders. Enjoying an extensive paved pathway to the bottom of the garden, which provides the DETACHED WORKSHOP/ HOME GYM, with a covered entertainment canopy above. There is an outside tap, external light, two double electrical power sockets, a timber framed seating area/ open storage space, fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a back boiler in the dining room 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: 942 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: 'tbc'- On Order

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.

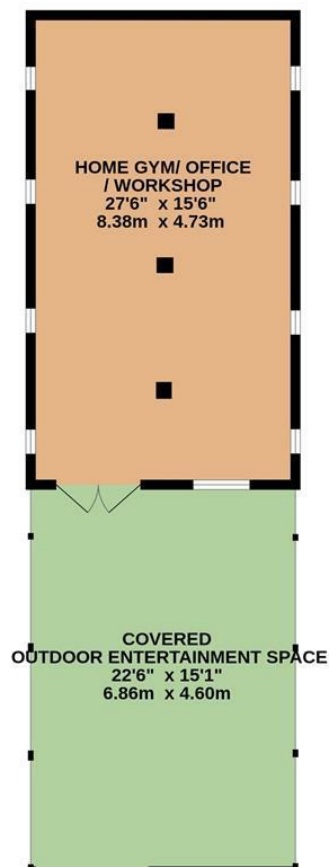
Draft Details-Awaiting Approval:

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.





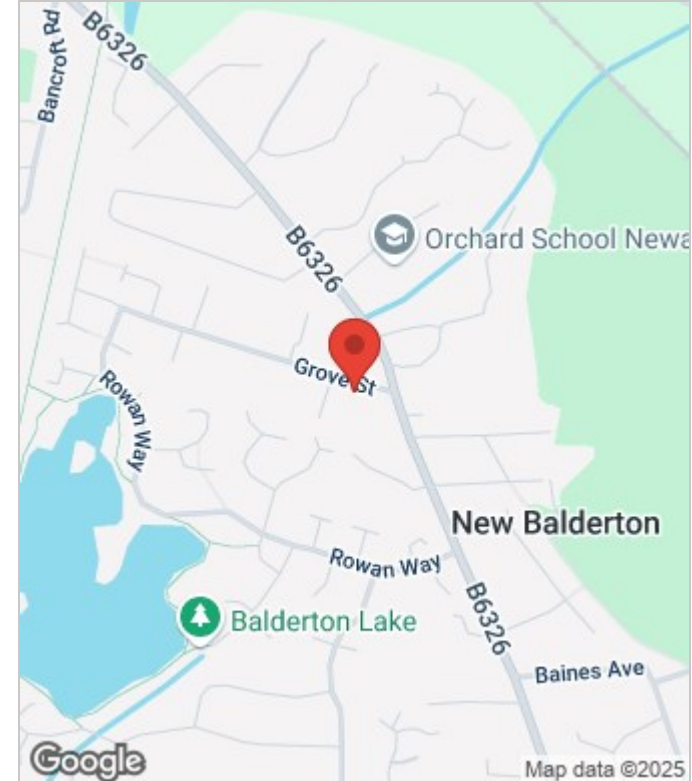
DETACHED OUTBUILDING



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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

