



Hawton Lane, Balderton, Newark

3 1 2 4 D

OLIVER REILLY



Hawton Lane, Balderton, Newark

- SPACIOUS SEMI-DETACHED HOUSE
- CONVENIENT LOCATION FOR AMENITIES!
- MULTI-VEHCILE DRIVEWAY
- DETACHED TIMBER WORKSHOP
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WELL-APPOINTED REAR GARDEN
- SCOPE TO ADD VALUE & MODERNISE
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £150,000-£160,000. SCOPE TO MAKE YOUR OWN....!

This sizeable semi-detached home presents a great opportunity to IMPROVE, ADAPT & ENHANCE to create a great all-round family-sized home. Enjoying a cracking central position, in the heart of Balderton. Close to a range of excellent on-hand amenities, popular schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

If you're looking for an ideal space to inject your own personality, then LOOK NO FURTHER!... The well-proportioned internal layout comprises: Entrance hall, a large lounge, ground floor bathroom, dining room with walk-in utility cupboard. OPEN-PLAN through to a fitted kitchen and rear hall.

The first floor landing hosts THREE WELL-APPOINTED BEDROOMS.

Externally, The property promotes a generous plot. Greeted with a MULTI-VEHICLE GRAVELLED DRIVEWAY to the front aspect.

The LARGE REAR GARDEN is a great external escape. Leading down to a generous detached timber workshop/ store. There is great scope to extend the house to the rear, subject to relevant planning approvals.

Additional benefits include uPVC double glazing and gas central heating.

Promoting A PERFECT PROJECT full of SCOPE & OPPORTUNITY to revitalise and revamp!

Marketed with NO ONWARD CHAIN!

Guide Price £150,000- £160,000



ENTRANCE HALL:	5'9 x 4'8 (1.75m x 1.42m)
LARGE LOUNGE:	13'10 x 12'4 (4.22m x 3.76m)
DINING ROOM:	11'8 x 8'1 (3.56m x 2.46m)
KITCHEN:	10'5 x 6'5 (3.18m x 1.96m)
REAR HALL:	6'10 x 3'1 (2.08m x 0.94m)
GROUND FLOOR BATHROOM:	7'1 x 5'5 (2.16m x 1.65m)
FIRST FLOOR LANDING:	8'2 x 5'7 (2.49m x 1.70m)
MASTER BEDROOM:	13'1 x 12'4 (3.99m x 3.76m)
BEDROOM TWO:	9'1 x 7'2 (2.77m x 2.18m)
BEDROOM THREE:	9'1 x 6'5 (2.77m x 1.96m)
DETACHED TIMBER WORKSHOP/STORE:	15'9 x 15'9 (4.80m x 4.80m)
Approximate measurements.	

EXTERNALLY:

The property occupies a convenient and central position, to amenities, schools and main road links. The front aspect provides dropped kerb vehicular access onto a gravelled driveway, with fenced side boundaries. A concrete pathway leads to the side entrance door, with sloped roof storm canopy above and outside tap. The pathway continues to a wooden side personal gate, opening into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn with a central concrete pathway, leading down to a large detached timber outbuilding/ workshop. There is a generous concrete seating area, with an attached timber framed external seating canopy. There is great scope for a sizeable extension. Subject to relevant planning approvals. There are fully fenced side and rear boundaries.





Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and majority uPVC double glazing throughout. This excludes the side entrance door and window.

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: 822 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 'B'

EPC: Energy Performance Rating: 'D' (60)

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:

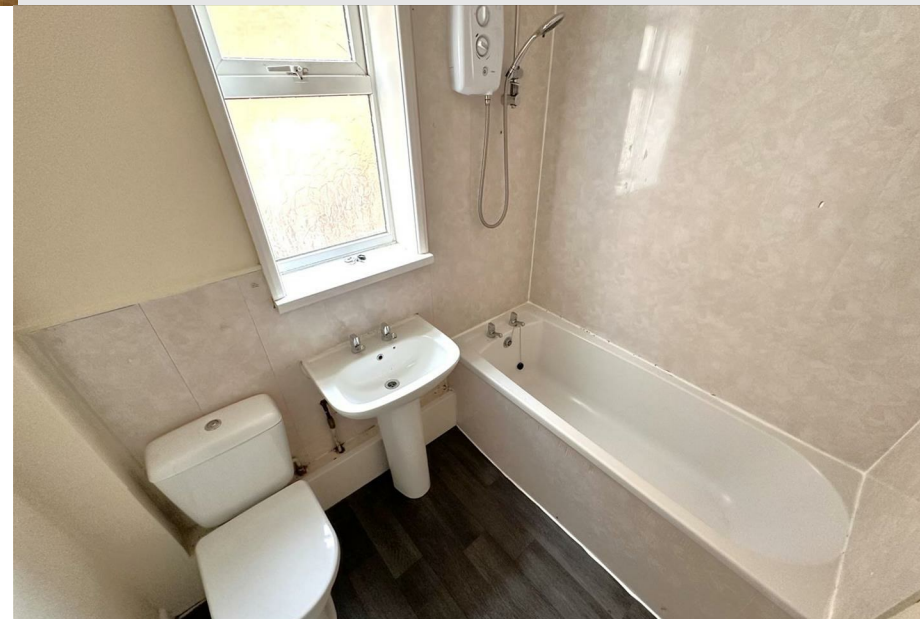
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.

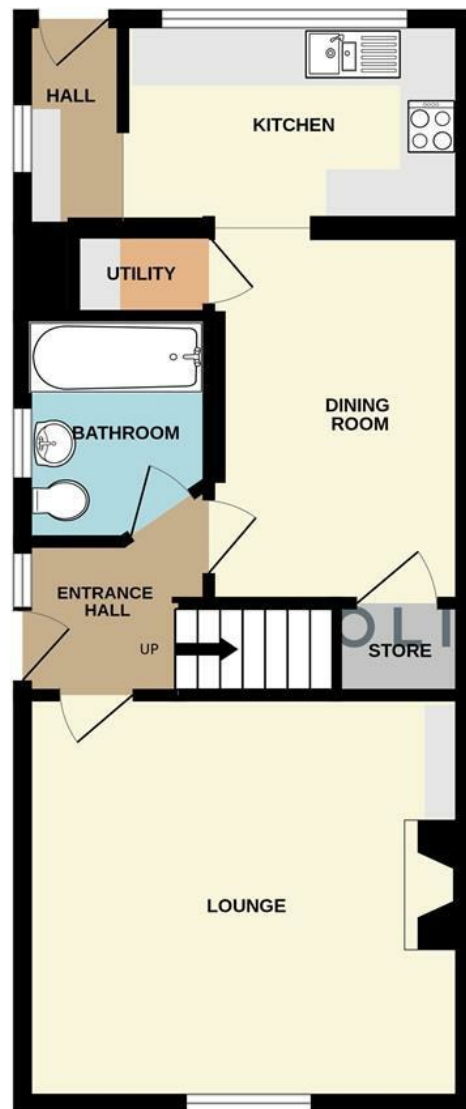
Draft Details-Awaiting Approval:

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.

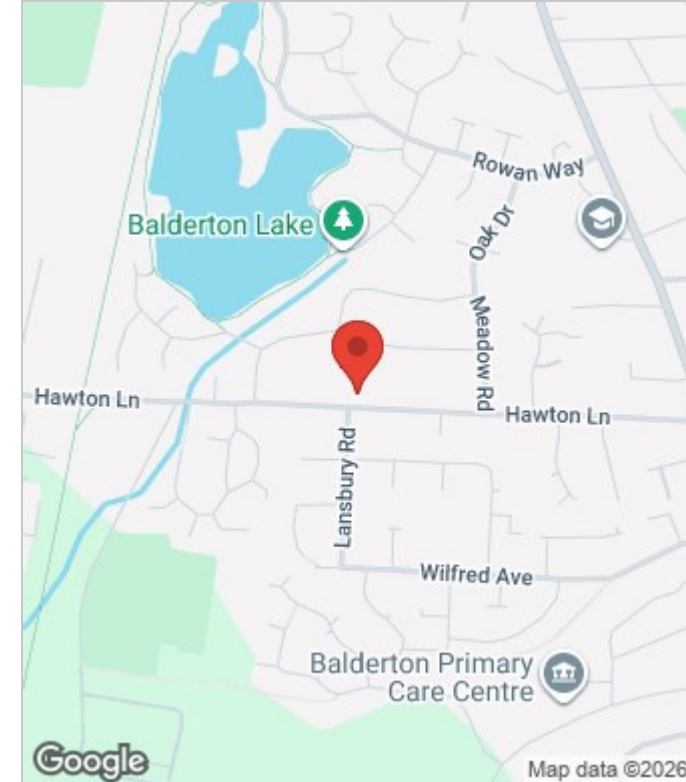




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 