



Lacey Green, Balderton, Newark

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 OLIVER REILLY







# Lacey Green, Balderton, Newark

- SUPERB SEMI-DETACHED HOME
- POPULAR & CONVENIENT CUL-DE-SAC LOCATION
- LUXURIOUS FIRST FLOOR BATHROOM
- EXTENSIVE DRIVEWAY & OVER-SIZED DETACHED GARAGE
- IMPECCABLE PRESENTATION THROUGHOUT!
- THREE BEDROOMS
- LARGE LIVING ROOM & STUNNING DINING KITCHEN
- WELL-APPOINTED PRIVATE GARDEN
- EASE OF ACCESS ONTO A1 & A46
- NO CHAIN! Tenure; Freehold. EPC 'C'

Guide Price: £210,000-£220,000. AS GOOD AS NEW..!

Make your move!...Into this impressive, high-quality and contemporary semi-detached home. Having been significantly improved by the existing owner, to create a SLEEK and STYLISH modern design, up-lifting from the original 1980's construction. Completed to an exceptionally high standard, that leaves little to nothing for you to do! Other than injecting your own personality!

This superb semi provides a well-proportioned internal design, comprising: Entrance hall, a large living room and a FABULOUS OPEN-PLAN DINING KITCHEN. Benefiting from a range of integrated appliances. The first floor hosts THREE BEDROOMS and a STUNNING FAMILY BATHROOM.

Externally, this lovely home occupies a private position, set in a convenient and highly-desirable cul-de-sac. Close to a wide range of amenities, schools and transport links. Boasting ease of access onto the A1 and A46.

The front aspect is greeted with AMPLE OFF-STREET PARKING. Leading into a LARGE DETACHED GARAGE Equipped with power, lighting and potential to be utilised for a variety of purposes.

The charming, well-appointed and manageable rear garden enjoys a paved seating area and an additional 4m decked seating terrace. Perfect for relaxing and entertaining!

Additional benefits of this BRIGHT & BEAUTIFUL home include uPVC double glazing, gas central heating via a newly installed boiler (still under warranty!) and complementary oak internal doors throughout.

Promoting MODERN DAY LIVING AT IT'S FINEST!... This truly is a HOME NOT TO BE MISSED! Step inside and gain a full sense of appreciation for the desirable setting and exquisite finish! The only thing that's missing...IS YOU!



Guide Price £210,000 - £220,000



ENTRANCE HALL:	5'6 x 3'4 (1.68m x 1.02m)
LARGE LIVING ROOM:	14'10 x 13'10 (4.52m x 4.22m)
SUPERB DINING KITCHEN:	14'9 x 9'6 (4.50m x 2.90m)
FIRST FLOOR LANDING:	8'8 x 4'3 (2.64m x 1.30m)
MASTER BEDROOM:	12'5 x 8'3 (3.78m x 2.51m)
BEDROOM TWO:	11'4 x 8'3 (3.45m x 2.53m)
BEDROOM THREE:	7'11 x 6'5 (2.41m x 1.96m)
STYLISH MODERN BATHROOM:	6'8 x 6'5 (2.03m x 1.96m)
LARGE DETACHED GARAGE:	19'11 x 11'5 (6.07m x 3.48m)

Of brick built construction, accessed via a manual up/ over garage door. Equipped with power and lighting. Tow wooden windows to the right side elevation. An obscure wooden right sided personal door gives access out to the garden.

## EXTERNALLY:

The property occupies a lovely, secluded position. Tucked away within a quiet yet convenient cul-de-sac, close to amenities and main road links. The front aspect provides access via a shared gravelled driveway, to a private driveway space. Allowing AMPLE OFF-STREET PARKING for multiple vehicles, leading down to a LARGE DETACHED GARAGE. The front garden is laid to lawn with a mature tree and paved pathway, to the front entrance door, with external wall light.

A right sided personal gate opens into the WELL-APPOINTED and ENCLOSED rear garden. Predominantly laid to lawn,, Enjoying a raised paved seating area and an additional 4m raised decked seating terrace. Boasting two relaxing spaces in an all-round family-friendly garden. There is an outside tap, fully fenced side and rear boundaries.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a newly installed boiler, which remains under warranty and modern 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: 705 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: 'C' (69)

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:

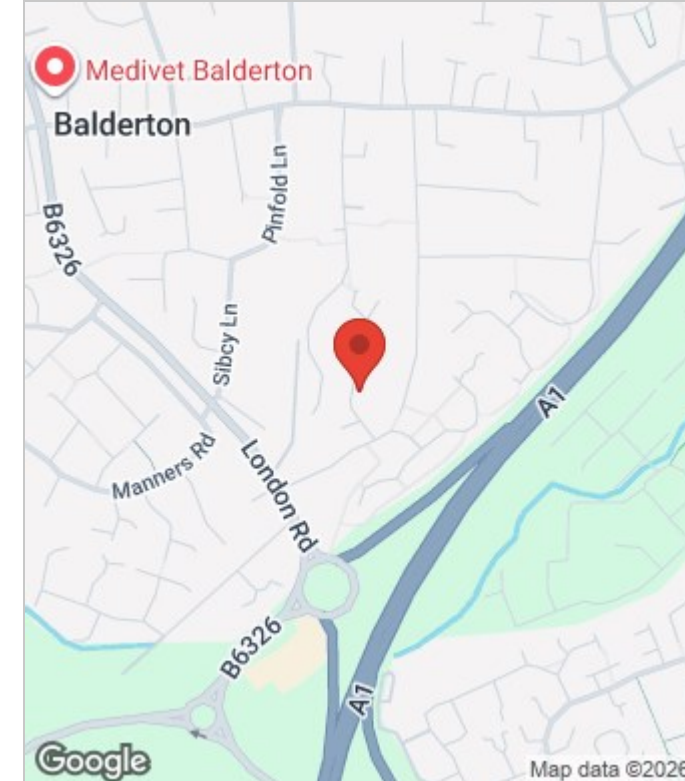
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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

