



Grove Street, Balderton, Newark

3 1 2 D

OLIVER REILLY



Grove Street, Balderton, Newark

Asking Price: £250,000

- SPACIOUS SEMI-DETACHED HOME
- CLOSE TO AMENITIES & TRANSPORT LINKS
- SPACIOUS KITCHEN, UTILITY & GF W.C
- PRIVATE LOW-MAINTENANCE GARDEN
- SCOPE TO ADD VALUE & MODERNISE
- THREE DOUBLE BEDROOMS
- TWO/THREE LARGE RECEPTION ROOMS
- DETACHED HOBBIES ROOM & CONSERVATORY
- DOUBLE GARAGE, CARPORT & DRIVEWAY
- NO CHAIN! Tenure: Freehold EPC 'D'



MAKE IT YOUR OWN...! A SUBSTANTIAL HOME FULL OF POSSIBILITIES...! & NO ONWARD CHAIN...!
 Take a look at this extensive semi-detached home, boasting a very generous internal layout, in excess of 1,400 square ft. Showcasing OFF-STREET PARKING, A DETACHED DOUBLE GARAGE & MULTIPLE OUTBUILDINGS. Primely positioned in Balderton, close to a wide array of excellent local amenities, popular schools and transport links, onto the A1 and into Newark Town Centre.
 This highly unique residence has all the ingredients to mix together for an ideal family home. Ready and waiting for a purchaser to step inside modernise and re-inject a contemporary design throughout. The property is not short of living space and provides a range of exciting options to adapt the current design. The copious accommodation comprises: Entrance porch, Inner hallway, a HUGE OPEN-PLAN living/ family room, a separate dining room, spacious breakfast kitchen and an equally large utility room with a ground floor W.C. The sizeable first floor landing leads into a four-piece bathroom and THREE DOUBLE BEDROOMS. All enhanced by extensive fitted wardrobes. Externally the surprises don't stop there!.. The front aspect provides a block-paved driveway, carport and double garage, with a large attic space, power and lighting. The rear garden is private and of general low maintenance with a detached brick-built hobbies room, with MULTI-PURPOSE POSSIBILITIES! An attached external store and a detached conservatory. All providing power and lighting. Further benefits of this unique BLANK CANVAS include uPVC double glazing, recently upgraded electrics, via a new RCD consumer unit and gas central heating via a modern combination boiler. DON'T MISS OUT! This house has everything in abundance, for you turn it back into a home! Marketed with NO ONWARD CHAIN!

ENTRANCE PORCH:	3'3 x 2'10 (0.99m x 0.86m)
INNER HALLWAY:	9'11 x 3'2 (3.02m x 0.97m)
LARGE DUAL-ASPECT LIVING ROOM:	24'3 x 16'1 (7.39m x 4.90m)
Max measurements provided. Lounge area width reduces to 12'5 ft. (3.78m).	
DINING ROOM:	11'10 x 11'5 (3.61m x 3.48m)
BREAKFAST KITCHEN:	12'3 x 11'5 (3.73m x 3.48m)
UTILITY ROOM:	9'2 x 9'1 (2.79m x 2.77m)
GROUND FLOOR W.C:	5'10 x 2'10 (1.78m x 0.86m)
FIRST FLOOR LANDING:	12'5 x 5'1 (3.78m x 1.55m)
MASTER BEDROOM:	12'1 x 11'5 (3.68m x 3.48m)
Max measurements provided from wardrobe to wardrobe. Bedroom length measures approx 16'1 ft. (4.90m) without wardrobes.	
FIRST FLOOR HALLWAY:	14'8 x 2'6 (4.47m x 0.76m)
Accessed from the first floor landing, with carpeted flooring, a ceiling light fitting and loft hatch access point. Leading into the family bathroom and second bedroom.	
BEDROOM TWO:	12'3 x 11'5 (3.73m x 3.48m)
BEDROOM THREE:	12'5 x 10'6 (3.78m x 3.20m)
LARGE FAMILY BATHROOM:	11'9 x 8'4 (3.58m x 2.54m)
a Fitted airing cupboard houses a modern 'GLOW-WORM' combination boiler.	
DOUBLE GARAGE:	17'6 x 13'7 (5.33m x 4.14m)
Of brick built construction with a pitched tiled roof. Providing an electric up/over garage door. Power, lighting and a large boarded loft space with additional light fitting and excellent potential. A secure wooden rear personal door gives access out to the garden.	
DETACHED HOBBIES ROOM:	14'9 x 9'8 (4.50m x 2.95m)
Of brick built construction, with an external light. Accessed via a secure uPVC external door. Providing carpeted flooring, power and lighting, an exposed brick feature fireplace and two uPVC double glazed windows to the front elevation. With scope to be used for a variety of individual purposes.	





EXTERNAL STORE:

Of brick built construction. Accessed via a secure obscure uPVC external door. Providing power, lighting and sufficient external storage space.

7'5 x 5'4 (2.26m x 1.63m)

DETACHED CONSERVATORY:

Of part brick and uPVC construction. Accessed via uPVC double glazed French doors. Providing a pitched poly-carbonate roof, with a ceiling light fitting with fan. With tile-effect vinyl flooring, power and lighting, uPVC double glazed windows to the left and right side elevations and uPVC double glazed windows to the front elevation, all with fitted blinds.

11'9 x 11'6 (3.58m x 3.51m)

EXTERNALLY:

The front aspect provides a part walled and wrought iron fenced enclosed frontage, with a paved pathway leading to the front entrance door, accessed via a low-level wrought iron gate. The right side elevation hosts a block paved driveway with a large carport, double garage and a wall mounted external light. A wrought-iron gate at the carport opens into the fully enclosed rear garden. Hard landscaped, with extensive block paving and partial gravelled borders. Small artificial lawn with a paved pathway down to the detached hobbies room and external store. There are steps onto a decked seating area, which in-turn leads into the detached conservatory. There is a raised block paved seating area. An outside tap, external security light and a lovely Victorian lamppost. Part walled and fenced side/ rear boundaries.

Approximate Size: 1,401 Square Ft.

Measurements are approximate and for guidance only. This is for the house only and does not include the double garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, an (un-tested) alarm system, recently upgraded electrics with a new RCD consumer unit and uPVC double glazing throughout. This excludes one single glazed wooden window in the dining room. 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (64)

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.



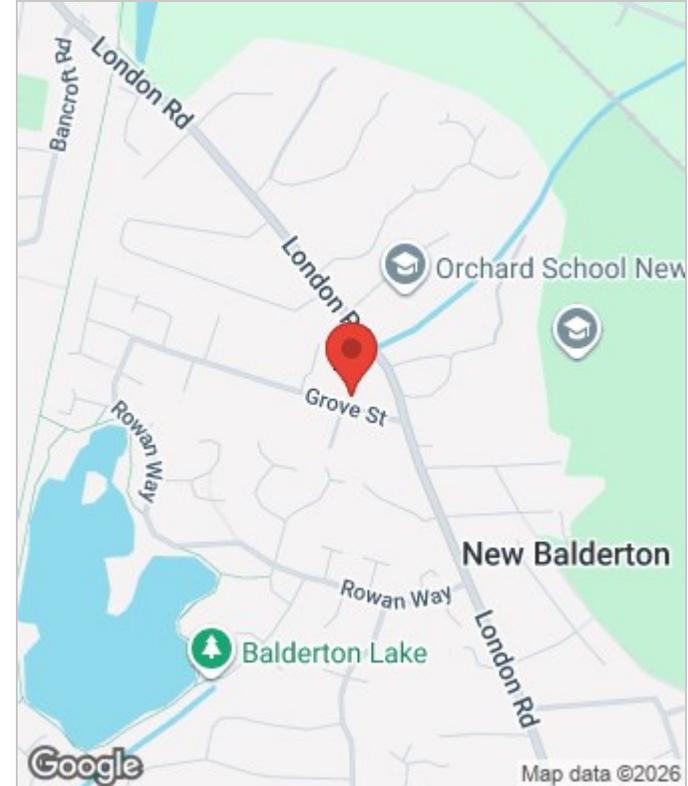


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	