



The Old School House, Main Street, Balderton, Newark

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OLIVER REILLY



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Guide Price £260,000 - £265,000

- CHARMING 18TH CENTURY DETACHED COTTAGE:
- CONVENIENT CENTRAL LOCATION! CLOSE TO AMENITIES!
- SUPERB BREAKFAST KITCHEN & SEPARATE UTILITY ROOM
- ATTRACTIVE LOW-MAINTENANCE GARDEN
- ABUNDANCE OF CHARACTER & LIVING FLEXIBILITY
- TWO GENEROUS DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS FIRST FLOOR BATHROOM & MODERN SHOWER ROOM
- GATED GRAVELLED DRIVEWAY
- VIEWING ESSENTIAL! CLOSE TO MAIN ROADS! Tenure: Freehold. EPC 'E'

Guide Price: £260,000 - £265,000. PERIOD PROPERTY PERFECTION!!!
 Embrace the individuality inside this gorgeous 18th Century detached cottage. Primely situated in the heart of Balderton. Owning a captivating view of the local St. Giles Church and within walking distance to heaps of excellent on hand amenities.
 Not only is this attractive period home oozing with CHARACTER & ORIGINALITY it showcases STAND-OUT PERSONALITY and functional CONTEMPORARY LIVING. Presented to the HIGHEST OF STANDARDS!

This charming cottage welcomes a wealth of history and was formerly constructed as two homes, cleverly combined into one. Hosting a DECEPTIVELY SPACIOUS LAYOUT, spanning in excess of 1,200 square/ft, comprising: Inviting reception hall, a sizeable dining room with bespoke fitted shutters and eye-catching brick fireplace, a separate and equally sizeable lounge. with further bespoke fitted shutters and a feature fireplace with inset gas fire. The hear of the home lies in the WONDERFUL CONTEMPORARY BREAKFAST KITCHEN. Showcasing FUNCTIONALITY AT ITS FINEST! Enhanced by granite work surfaces and two Velux roof lights. Leading into a separate and sizeable utility room.

The first floor provides a lovely landing space, leading into TWO DOUBLE BEDROOMS, both with bespoke fitted shutters, a GORGEOUS THREE-PIECE BATHROOM and a separate modern shower room. Cleverly enhancing the versatility even further!

Externally, despite the cottage occupying a central position. The private, peaceful and delightfully maintained low-maintenance garden is an IDYLIC EXTERNAL SPACE!... Welcoming a variety of secluded seating areas, a cute and cosy summer house and a secure GATED & GRAVELLED DRIVEWAY.

Additional benefits of this CHAMING, CONTEMPORARY & ONE OF A KIND residence include uPVC double glazing and gas central heating. Promising COMFORT AND CONVENIENCE in ABUNDANCE! It's time to TURN THE KEY to a fabulous feature-filled home! Do not delay. Book your viewing TODAY!!!



RECEPTION HALL: Max measurements provided.	28'6 x 41' (8.69m x 12.4m)
DINING ROOM:	14'1 x 12'1 (4.29m x 3.68m)
LOUNGE:	14'2 x 11'10 (4.32m x 3.61m)
CONTEMPORARY BREAKFAST KITCHEN:	12'4 x 9'9 (3.76m x 2.97m)
UTILITY ROOM:	12'7 x 5'5 (3.84m x 1.65m)
LARGE FIRST FLOOR LANDING:	17'5 x 3'6 (5.31m x 1.07m)
MASTER BEDROOM:	14'1 x 12'1 (4.29m x 3.68m)
LOVELY THREE-PIECE BATHROOM:	10'8 x 6'10 (3.25m x 2.08m)
BEDROOM TWO:	14'2 x 12'1 (4.32m x 3.68m)
MODERN SHOWER ROOM:	9'10 x 2'10 (3.00m x 0.86m)

TIMBER SUMMER HOUSE: 7'9 x 7'9 (2.36m x 2.36m)
 Of timber construction, with a felt roof. Accessed via wooden double doors. Promoting a lovely external space to relax and unwind. Equipped with power. Windows to both side and front elevations.

EXTERNALLY:
 This charismatic detached cottage enjoys a popular central position, close to amenities, schools and main roads. The front aspect provides secure wooden double gates opening onto an EXTENSIVE MULTI-VEHICLE DRIVEWAY. Situated in the attractive, low-maintenance and fully enclosed garden. Ensuring minimal maintenance and MAXIMUM ENJOYMENT. All year round! The garden is predominantly laid to artificial lawn, broken up by an oval paved seating area. Hosting a captivating view of St. Giles Church. There is an additional, secluded block paved seating space, directly accessed from the uPVC double glazed external door in the utility room. Benefiting from an outside tap with Belfast sink. There are a small variety of Silver Birch trees and partial planted borders. Access into the detached summer house, with provision/ hard-standing for a garden shed. Walled front boundary, part walled/ fenced right side boundary and a fully fenced rear boundary.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'HIVE' system 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: 1,220 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: 'E' (52)**

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 an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

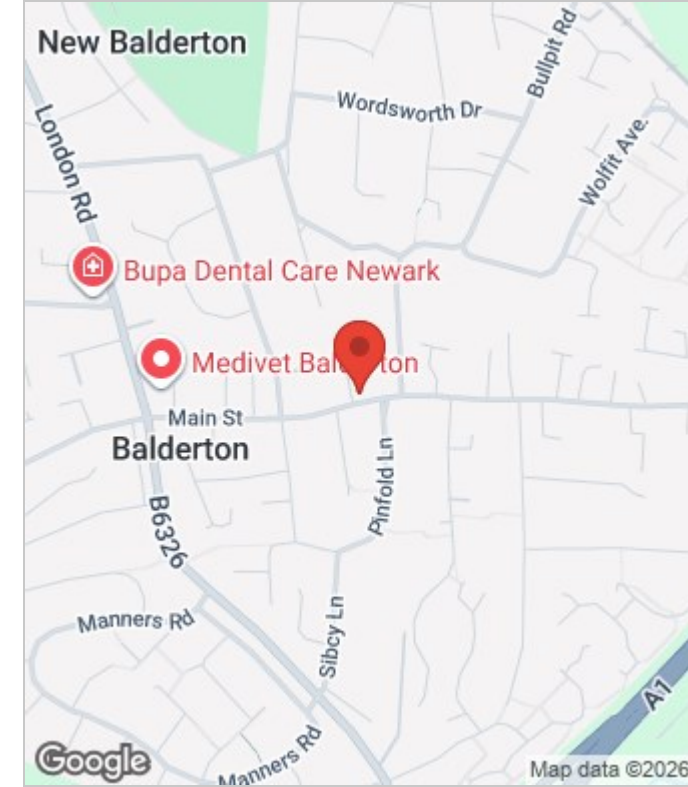
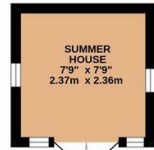
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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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	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	