



Hawton Lane, Balderton, Newark

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 OLIVER REILLY



# Hawton Lane, Balderton, Newark

Guide Price £260,000 - £270,000

- DETACHED FAMILY HOME
- CLOSE TO AMENITIES & MAIN ROADS
- SPACIOUS BREAKFAST KITCHEN
- STYLISH FIRST FLOOR SHOWER ROOM
- LOVELY ENCLOSED REAR GARDEN
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C. & FIRST FLOOR EN-SUITE W.C
- DETACHED GARAGE & MULTI-VEHCILE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £260,000 - £270,000. THE PERFECT FIT!... GET READY TO MAKE THIS YOUR OWN!  
 Here we have an attractive DETACHED BLANK CANVAS. Located in a popular and convenient position. Close to amenities, schools and main roads. PERFECT FOR FAMILY LIFE!

This well-proportioned and highly regarded residence promises excellent presentation, combined with an opportunity to inject your own cosmetic personality!...As endless possibilities await!

The sizeable and FREE-FLOWING INTERNAL LAYOUT comprises: Inviting entrance hall, a GENEROUS DUAL-ASEPCT LIVING ROOM, separate dining room, a large breakfast kitchen, rear hall and a modern ground floor W.C.

The first floor landing leads into a STYLISH SHOWER ROOM and FOUR GREAT SIZED BEDROOMS. All boasting fitted wardrobes/ storage cupboards. The master bedroom is enhanced by an EN-SUITE W.C

Externally, the front aspect promotes a multi-vehicle BLOCK PAVED DRIVEWAY, leading down to a DETACHED SINGLE GARAGE. Equipped with power and lighting.

The charming and fully enclosed rear garden is a welcomed external retreat. Full of colour and personality. Hosting a paved seating area and a high-degree of privacy.

Additional benefits of this EYE-CATCHING FAMILY FAVOURITE include uPVC double glazing and gas central heating.

TURN THIS HOUSE INTO YOUR HOME!... Combining comfort and convenience with an appealing facade and enticing potential! Marketed with NO ONWARD CHAIN!!



<b>ENTRANCE HALL:</b>	14'10 x 6'6 (4.52m x 1.98m)
<b>GENEROUS LIVING ROOM:</b>	19'9 x 11'8 (6.02m x 3.56m)
<b>DINING ROOM:</b>	10'7 x 8'8 (3.23m x 2.64m)
<b>SPACIOUS BREAKFAST KITCHEN:</b>	15'7 x 8'8 (4.75m x 2.64m)
<b>REAR HALL:</b>	4'9 x 4'4 (1.45m x 1.32m)
<b>GROUND FLOOR W.C:</b>	4'9 x 2'9 (1.45m x 0.84m)
<b>FIRST FLOOR LANDING:</b>	6'9 x 6'4 (2.06m x 1.93m)
<b>MASTER BEDROOM:</b>	11'9 x 10'9 (3.58m x 3.28m)
<b>EN-SUITE W.C:</b>	6'2 x 4'9 (1.88m x 1.45m)
<b>BEDROOM TWO:</b>	10'8 x 8'8 (3.25m x 2.64m)
<b>BEDROOM THREE:</b>	8'7 x 8'6 (2.62m x 2.59m)
<b>BEDROOM FOUR:</b>	8'8 x 8'8 (2.64m x 2.64m)
<b>STYLISH SHOWER ROOM:</b>	9'7 x 5'6 (2.92m x 1.68m)
<b>DETACHED SINGLE GARAGE:</b>	17'4 x 8'10 (5.28m x 2.69m)

Of brick built construction, with a sloped roof. Accessed via a manual up/over garage door. Equipped with power, lighting and a wooden window to the right side elevation.



#### **EXTERNALLY:**

This attractive modern home is conveniently situated in a popular residential area, close to amenities, shops, schools and main roads. The front aspect is greeted with dropped kerb vehicular access onto a multi-vehicle BLOCK PAVED DRIVEWAY. Leading down to the DETACHED SINGLE GARAGE. With external security light and additional side external light, located on the house. The front garden is partly laid to lawn, hosting a range of established planted borders, with a range of mature hedges and shrubs. There are fenced side and front boundaries. A left sided personal gate, adjacent to the detached garage, opens into the LOVELY ENCLOSED REAR GARDEN. Predominantly laid to lawn, with a range of complementary planted borders. There is a delightful paved seating area. Directly accessed via the uPVC double glazed sliding doors, in the large living room. A paved pathway leads to a garden shed. There is an outside tap, external light, part fenced/ walled left and right side boundary, a mature conifer hedge rear boundary.

#### **Approximate Size: 1,115 Square Ft.**

Measurements are approximate and for guidance only.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'C'**

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.

#### **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.

#### **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.

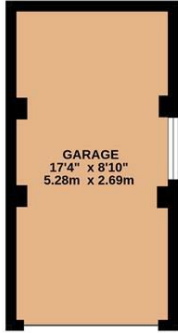
#### **Draft Details-Awaiting Approval:**

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



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	