



Shakespeare Street, Balderton, Newark

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 OLIVER REILLY



Our Kitchen is for Laughing & Dancing



# Shakespeare Street, Balderton, Newark

Guide Price £210,000 - £210,000

- SUPERB SEMI-DETACHED HOME
- CONVENIENT RESIDENTIAL LOCATION
- STUNNING DINING KITCHEN & FIRST FLOOR BATHROOM
- RAISED PAVED SEATING TERRACE
- CLOSE TO SCHOOLS, AMENITIES & MAIN ROADS
- THREE BEDROOMS
- BAY-FRONTED LOUNGE & SPACIOUS CONSERVATORY
- MAGNIFICENT PLOT WITH HIGH-DEGREE OF PRIVACY
- MULTI-VEHICLE DRIVEWAY, OUTBUILDING & WONDERFUL REAR GARDEN
- SUPERB PRESENTATION! VIEWEING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

Guide Price: £210,000 - £220,000. WOW!!!!...GARDEN GOALS!!!!

We promise you WON'T FIND A BETTER PLOT THAN THIS! Not only does this impressive semi-detached home retains a significant degree of its traditional values, it occupies one of the best gardens around, for a home of it's size!

Enjoying a popular, peaceful and hugely convenient location, in the heart of Balderton. Enhanced by its ease of access to schools, shops and main road corridor's. This BRIGHT, BEAUTIFUL and IMPECCABLY PRESENTED family home is a huge credit to the existing owners, who have created a SLEEK & STYLISH contemporary design that's crying our for you IMMEDIATE APPRECIATION!

The well-appointed internal layout comprises: Entrance hall, a lovely bay-fronted lounge with a feature fireplace and inset log burner. The heart of the home has to be the MAGNIFICENT OPEN-PLAN DINING KITCHEN. Benefitting from a breakfast bar and selection of integrated appliances. French doors open through to a GENEROUS 19 FT CONSERVATORY with a glass roof, large radiator and further French doors out to a DELIGHTFUL RAISED SEATING TERRACE. Admiring views over the private garden.

The first floor provides THREE BEDROOMS and a MODERN FAMILY BATHROOM with shower above.

Externally, you'll FALL HEAD OVER HEELS for the mesmerising rear garden. Filled with space, tranquility and extensive options to make your own!

The front aspect is greeted with a part block paved and part concrete MULTI-VEHICLE DRIVEWAY that leads down to a useful DETACHED TIMBER OUTBUILDING with double doors.

Additional benefits of this SYMPATHETICALLY STUNNING home include uPVC double glazing and gas fired central heating, via a modern combination boiler.

Take a look at this BEAUTIFUL CORNER PLOT & STUNNING INTERIOR!... We promise you won't leave disappointed!



|   |                              |
|---|------------------------------|
| <b>ENTRANCE HALL:</b>                       | 4'1 x 3'11 (1.24m x 1.19m)   |
| <b>BAY-FRONTED LOUNGE:</b>                  | 13'1 x 13'1 (3.99m x 3.99m)  |
| Max measurements provided.                  |                              |
| <b>SUPERB OPEN-PLAN DINING KITCHEN:</b>     | 16'11 x 9'1 (5.16m x 2.77m)  |
| <b>LARGE MULTI-FUNCTIONAL CONSERVATORY:</b> | 19'0 x 9'1 (5.79m x 2.77m)   |
| <b>FIRST FLOOR LANDING:</b>                 | 7'1 x 2'10 (2.16m x 0.86m)   |
| <b>MASTER BEDROOM:</b>                      | 11'11 x 10'1 (3.63m x 3.07m) |
| Max measurements provided.                  |                              |
| <b>BEDROOM TWO:</b>                         | 10'0 x 9'1 (3.05m x 2.77m)   |
| <b>BEDROOM THREE:</b>                       | 9'1 x 6'1 (2.77m x 1.85m)    |
| <b>MODERN FAMILY BATHROOM:</b>              | 8'10 x 6'1 (2.69m x 1.85m)   |
| Max measurements provided.                  |                              |

#### EXTERNALLY:

This attractive and traditional semi-detached home is pleasantly positioned in a well-renowned residential location, close to a wide array of amenities, enjoying a MAGNIFICENT CER PLOT! The front aspect provides dropped kerb vehicular access onto a block paved driveway, with a fenced left side boundary and access to the front entrance door. The right side aspect provides a shared concrete driveway, allowing off-street parking for a further vehicles Leading down to a (timber) DETACHED OUTBUILDING/ STORE, with double doors. A wooden personal gate opens onto a LARGE PRIVATE and PAVED SUN TERRACE. Showcasing a g space to relax, unwind and entertain. There is an outside tap and two external security light. Steps lead down to a WONDERFULLY WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn and promoting a fantastic space. Larger than average for a property of this size. There are a variety of well-maintained and mature trees and bushes. Provision for a garden shed and timber store. There are fully fenced side and rear boundaries, with a delightful tree-lined aspect behind. Promoting the peace and privacy even further!





**Approximate Size: 850 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, via a modern combination boiler 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 'B'**

**EPC: Energy Performance Rating: 'bbc'- On Order**

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.

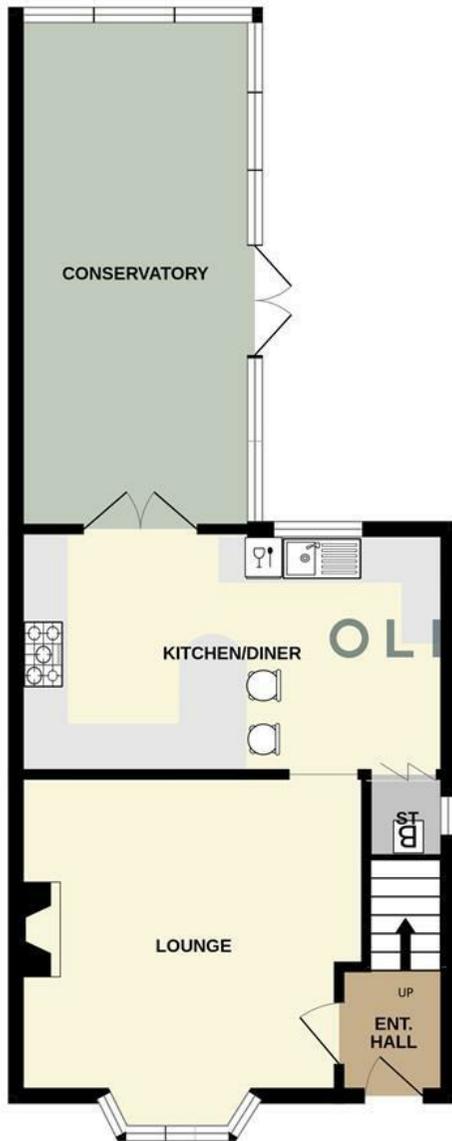
**Draft Details-Awaiting Approval:**

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.

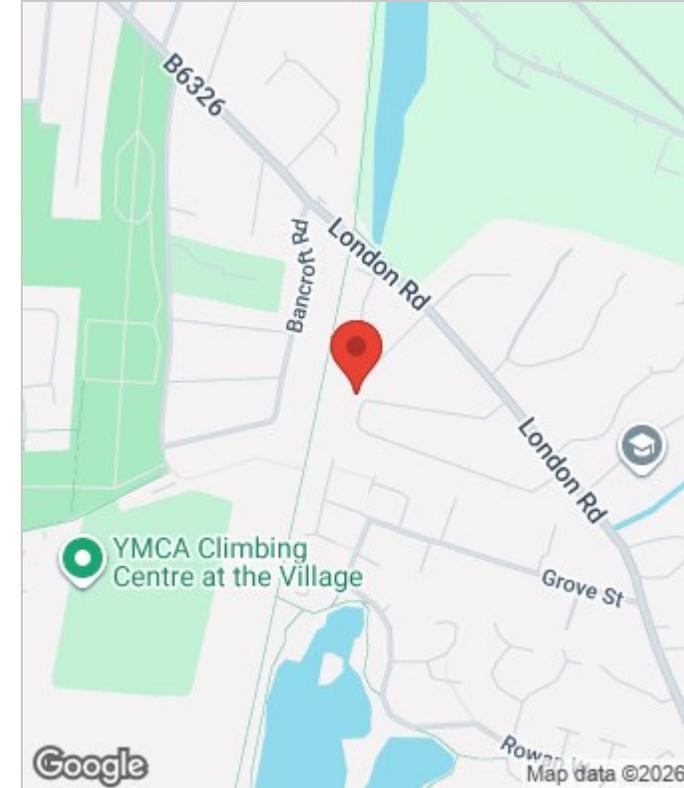




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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

