



Danny Lyp, Sibcy Lane, Balerton, Newark

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Guide Price £450,000 - £475,000

- SUBSTANTIAL & INDIVIDUAL DETACHED HOME
- POPULAR CONVENIENT LOCATION! CLOSE TO MAIN ROAD LINKS!
- SUBSTANTIAL FRONT & SIDE DRIVEWAYS
- THREE LARGE OUTBUILDINGS WITH GREAT POTENTIAL!
- EXCELLENT PRESENTATION & OUTSTANDING SCOPE TO MAKE YOUR OWN!
- FOUR BEDROOMS WITH ATTACHED ANNEXE
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE WITH LARGE ATTIC STORE ROOM
- WONDERFUL 0.22 OF AN ACRE PRIVATE PLOT WITH COURTYARD/ GARDENS
- ONE OF A KIND! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'



Guide Price £450,000 - £475,000. A HOME LIKE NO OTHER!!!

DOUBLE GARAGE *THREE OUTBUILDINGS* & *LARGE ANNEXE* A MUST VIEW HOME!!

Words fail to replicate the magnitude of appreciation we have for this outstanding detached residence. Originally constructed in the 1930's with a variety of substantial extensions that showcase LIVING FLEXIBILITY AT ITS FINEST!

This expansive family-sized home is pleasantly positioned in a desirable residential location, close to a wide array of amenities, popular schools and both the A1 and A46 corridors.

The ENDLESS POSSIBILITIES inside this impressive home are IMMENSE! As the copious internal layout almost reaches 2,400 square/ft, comprising: Entrance hall, a large 25ft living room with open fire, a separate sitting room, utility room, store room, generous 18ft kitchen. OPEN-PLAN through to a breakfast room, a 23ft dining room and a rear all. This leads to the SIZEABLE ATTACHED ANNEXE: Providing a kitchenette and significant living/ dining space, a separate conservatory, multi-functional garden room, a W.C, cloakroom and store room.

Externally, you'll remain in awe of the MAGNIFICENT 0.22 OF AN ACRE PLOT. Greeted with an EXTENSIVE GRAVELLED DRIVEWAY and enhanced by an ADDITIONAL BLOCK PAVED SIDE DRIVEWAY. Leading into a 29FT DOUBLE GARAGE with stairway up to a huge attic store room. The side garden enjoys a charming aspect, matched by the privacy situated in the well-appointed rear courtyard with a decked seating terrace.

There are THREE POTENTIAL-FILLED OUTBUILDINGS. All equipped with power and lighting. Creating a unique opportunity for anyone open-minded to grasp the opportunity with both hands!

Additional benefits of this BRILLIANT ONE-OF-A-KIND HOME include uPVC double glazing and gas central heating, via a modern 'Vaillant' boiler.

SEEING IS BELIEVING!... Internal viewings are simply ESSENTIAL to gain a full sense of appreciation of the SUBSTANTIAL SPACE & POTENTIAL!

ENTRANCE HALL:	10'1 x 5'4 (3.07m x 1.63m)
LARGE LIVING ROOM: Max measurements provided.	25'4 x 9'10 (7.72m x 3.00m)
SITTING ROOM:	10'4 x 9'10 (3.15m x 3.00m)
UTILITY ROOM:	9'8 x 5'6 (2.95m x 1.68m)
STORE ROOM:	6'0 x 5'6 (1.83m x 1.68m)
GENEROUS KITCHEN:	18'5 x 8'6 (5.61m x 2.59m)
BREAKFAST ROOM:	15'3 x 9'5 (4.65m x 2.87m)
DINING ROOM:	22'9 x 10'8 (6.93m x 3.25m)
REAR HALLWAY:	8'1 x 3'5 (2.46m x 1.04m)
ATTACHED MULTI-PURPOSE ANNEXE: Integral to the house. Accessed via the rear hallway. Promoting a substantial multi-functional space that could be used for a wide variety of individual purposes.	
OPEN-PLAN LIVING SPACE WITH KITCHENETTE:	21'6 x 18'9 (6.55m x 5.72m)
GARDEN ROOM:	18'9 x 9'8 (5.72m x 2.95m)
CONSERVATORY: Of uPVC construction with a pitched poly-carbonate roof with felt exterior. Providing carpeted flooring, a double panel radiator, power and lighting, via a wall light fitting. uPVC double glazed windows to the front, side and rear elevations. uPVC double glazed French doors lead out onto the block paved driveway and round to the side garden.	10'6 x 7'3 (3.20m x 2.21m)
CLOAKROOM:	3'4 x 2'8 (1.02m x 0.81m)
W.C:	4'10 x 3'4 (1.47m x 1.02m)
FIRST FLOOR LANDING: Max measurements provided.	10'6 x 6'10 (3.20m x 2.08m)
MASTER BEDROOM: Max measurements provided.	15'10 x 10'1 (4.83m x 3.07m)
BEDROOM TWO:	13'5 x 8'6 (4.09m x 2.59m)
BEDROOM THREE:	12'7 x 8'6 (3.84m x 2.59m)
BEDROOM FOUR:	10'3 x 8'5 (3.12m x 2.57m)





FOUR-PIECE FAMILY BATHROOM:

10'4 x 7'2 (3.15m x 2.18m)

HOUSE: Approximate Size: 2,390 Square Ft.

Measurements are approximate and for guidance only.

DOUBLE GARAGE:

29'4 x 14'8 (8.94m x 4.47m)

Of brick built construction with a pitched tiled roof. Accessed via swinging garage doors. Equipped with power, lighting, a uPVC double glazed window to the left and right side elevation. A large workbench and a staircase up the huge attic store room. A clear uPVC double glazed left side personal door opens out to the rear courtyard. A left sided internal door at the bottom of the garage opens into one of the three large outbuildings.

OUTBUILDING 1:

12'9 x 11'2 (3.89m x 3.40m)

Of brick built construction. Equipped with power, lighting and carpeted flooring. Boasting great multi-functional potential. uPVC double glazed window to the front elevation. An aluminium sliding door leads into the second outbuilding space.

OUTBUILDING 2:

22'1 x 11'1 (6.73m x 3.38m)

Of brick built construction. Equipped with power, lighting and carpeted flooring. Boasting great multi-functional potential. An obscure uPVC double glazed front external door gives access to the front porch, located in the private courtyard. uPVC double glazed window to the front elevation. Open- access through to the third outbuilding space.

OUTBUILDING 3:

22'8 x 11'3 (6.91m x 3.43m)

Of brick built construction. Equipped with power, lighting and carpeted flooring. Boasting great multi-functional potential. Two uPVC double glazed windows to the front elevation, A uPVC double glazed front door leads out to the front porch, located in the private courtyard. Internal access into the DOUBLE GARAGE.

OUTBUILDING: ATTIC STORAGE SPACE:

60'7 x 9'9 (18.47m x 2.97m)

Fully boarded for storage with ceiling lighting. Max measurements provided.

EXTERNALLY:

This highly unique home is tucked away in a hugely popular residential area, close to a vast range of amenities and excellent transport links. The property stands proud on a super 0.22 of an acre private plot. The front aspect is greeted with an EXTENSIVE GRAVELLED DRIVEWAY. Boasting ample parking for a range of vehicles, including a caravan/ motorhome. Accompanied by attractive walled front and side boundaries. The front garden hosts a range of raised planted borders, with two mature trees to the front and a wildlife pond. A shared gravelled driveway leads to an additional BLOCK PAVED DRIVEWAY. Sufficient enough to cater for multiple vehicles. Leading into a DOUBLE GARAGE, with security light above. There is a lovely private side garden, with a resin pathway and secluded seating area. Overlooking a beautifully maintained and mature planted garden. With fenced rear boundaries and continuation of the walled side boundary.

A secure metal personal gate on the block paved driveway, opens into a WELL-APPOINTED PRIVATE COURTYARD. Promising minimal maintenance, ample potential and maximum enjoyment, all year round. The concrete courtyard has a large decked seating terrace, a rear porch and partially planted borders. Access into all THREE SIZEABLE OUTBUILDINGS with large porch, providing an external power point and suitable storage. A personal door opens into the double garage. The garden retains a vast degree of privacy wand remains fully enclosed with walled side boundaries.

OUTBUILDINGS: Approximate Size: 1,075 Square Ft.

Measurements are approximate and for guidance only. This does not include the large attic storage space above.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'Vaillant' boiler, an alarm 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.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D'

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

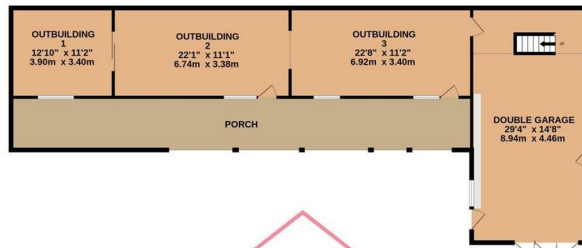
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The 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:

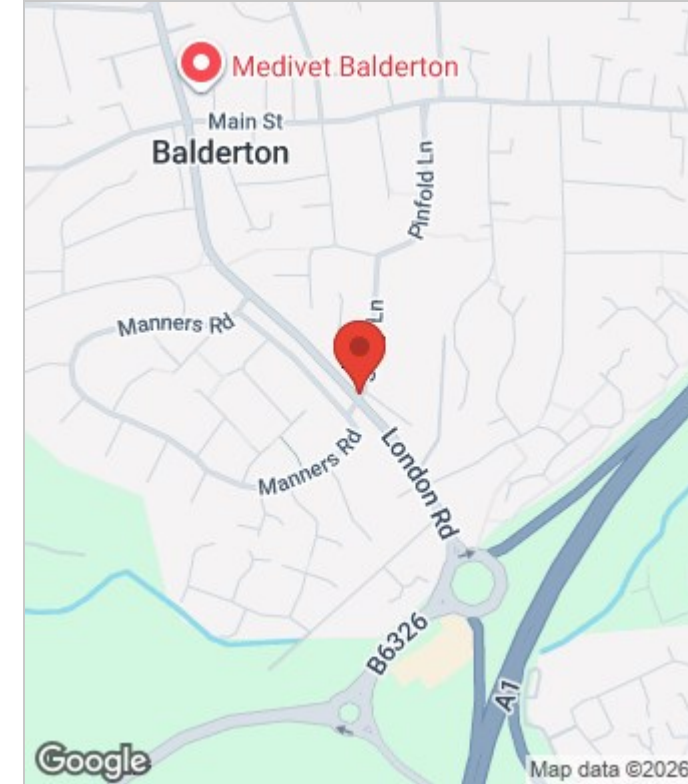
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.







OLIVER REILLY
1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	