



Maythorne Close, Balderton, Newark

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OLIVER REILLY



# Maythorne Close, Balderton, Newark

- SUPERB MODERN QUARTER HOUSE
- DESIRABLE CUL-DE-SAC! CLOSE TO LAKESIDE!
- STYLISH CONTEMPORARY KITCHEN & BATHROOM
- USEFUL UTILITY PORCH & ALLOCATED PARKING SPACE
- IDEAL FIRST TIME HOME OR INVESTMENT!
- ONE LARGE DOUBLE BEDROOM
- MAGNIFICENT OPEN-PLAN LIVING SPACE
- LOVELY LOW-MAINTENANCE ENCLOSED GARDEN
- Electric Heating & uPVC Double Glazing Throughout
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D'

Guide Price: £120,000-£130,000. GET YOUR FOOT ON THE LADDER!!!

Here we have a HOME THAT WON'T DISAPPOINT!.. Enjoying a delightful position, in a quiet and sought-after cul-de-sac, lying in the vicinity of the popular Balderton lakeside and close to a wide array of amenities, popular schools and main road links. This eye-catching modern quarter house is a REAL CONTEMPORARY GEM! Presented to an impeccable standard that boasts the epitome of modern-day living!

The BRIGHT & AIRY internal layout comprises: Useful utility porch, a SUPERB DUAL-ASPECT OPEN-PLAN LIVING/ DINING KITCHEN with a fitted breakfast bar. An eye-catching spiral staircase leads to a lovely landing space, a GENEROUS DUAL-ASPECT DOUBLE BEDROOM with a fitted wardrobe and a FABULOUS MODERN BATHROOM.

Externally, the property is enhanced by a LOVELY, LOW-MAINTENANCE and fully enclosed rear garden. Promising a perfect external escape, with space to relax, unwind and entertain. There is an allocated parking space, adjacent to the house.

Additional benefits of this SLEEK & STYLISH home include uPVC double glazing and electric heating.

This is PERFECT FOR FIRST TIME BUYERS & DOWNSIZERS!... Presented in TURN-KEY CONDITION and awaiting your immediate appreciation! NO TO BE MISSED!

Guide Price £120,000 - £130,000



|                                                                                                 |                             |
|-------------------------------------------------------------------------------------------------|-----------------------------|
| <b>UTILITY PORCH:</b>                                                                           | 4'7 x 3'10 (1.40m x 1.17m)  |
| <b>OPEN-PLAN LIVING/DINING KITCHEN:</b><br>Max measurements provided.                           | 15'7 x 13'7 (4.75m x 4.14m) |
| <b>FIRST FLOOR LANDING:</b>                                                                     | 3'2 x 2'6 (0.97m x 0.76m)   |
| <b>GENEROUS DUAL-ASPECT BEDROOM:</b><br>With open fitted wardrobe and a fitted airing cupboard. | 13'7 x 7'10 (4.14m x 2.39m) |
| <b>STYLISH MODERN BATHROOM:</b><br>Max measurements provided.                                   | 7'2 x 5'8 (2.18m x 1.73m)   |

## EXTERNALLY:

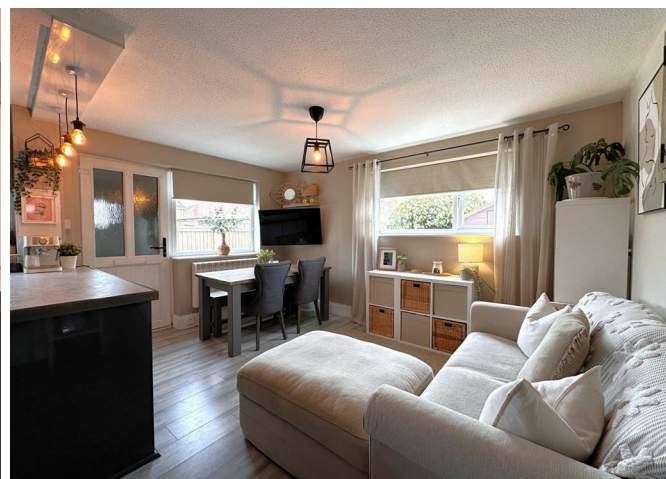
This attractive modern home is a 'quarter house'- located in a block of four. Situated in a quiet, sought-after and popular residential cul-de-sac. Situated close to amenities, main roads the the idyllic Balderton lakeside. A secure wooden personal gate opens into the fully enclosed and low-maintenance garden. Having been tastefully hard-landscaped. Promoting minimal maintenance and maximum enjoyment, all year round. Access to the entrance/ utility porch with external up/ down light. The garden is partially paved, with gravelled borders and predominantly decked. Hosting a suitable seating/ entertainment area, to relax and unwind. There are partially planted borders, with established shrubs. Provision for a garden shed, an outside tap, fully fenced front, side and rear boundaries.

## ALLOCATED PARKING SPACE:

The property is adjacent to a communal car park, where one allocated parking space is associated with this property. As shown in our photos.

## Approximate Size: 442 Square Ft.

Measurements are approximate and for guidance only.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides electric heating (gas is connected to the property) 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 'A'

#### EPC: Energy Performance Rating: 'D' (58)

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.

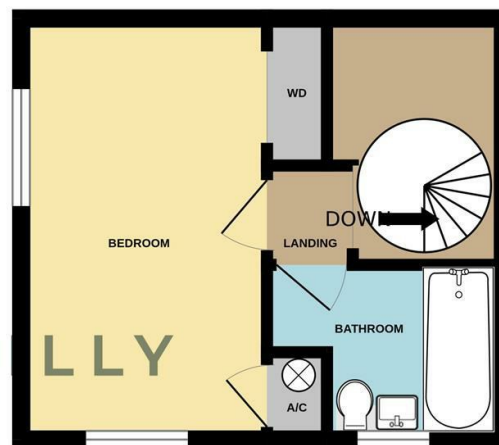




GROUND FLOOR



1ST FLOOR



OLIVER REILLY

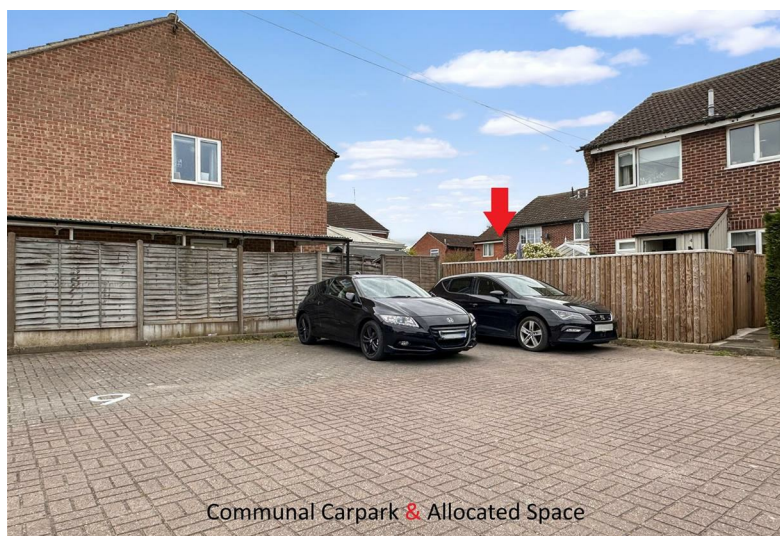


### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>96</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>58</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



Communal Carpark & Allocated Space

