



Maythorne Close, Balderton, Newark

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OLIVER REILLY



# Maythorne Close, Balderton, Newark

Guide Price £190,000

- ATTRACTIVE SEMI-DETACHED BUNGALOW
- QUIET CUL-DE-SAC- CLOSE TO LAKESIDE!
- MODERN FITTED KITCHEN & BATHROOM
- BESPOKE DETACHED GARAGE/ WORKSHOP
- EXCELLENT CONDITION THROUGHOUT!
- TWO BEDROOMS
- GENEROUS LOUNGE/DINER
- EXTENSIVE GATED DRIVEWAY
- LOW-MAINTENANCE REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

## A COMFORTABLE & CALM RESIDENCE!

MAKE A MOVE... For marvellous Maythorne Close!... An attractive and extremely well-maintained semi-detached bungalow.

Tucked away in a quiet yet convenient residential cul-de-sac. Close to a vast array of amenities transport links and the Idyllic Balderton lakeside.

This EXTREMELY WELL-MAINTAINED home is neutrally designed and leaves much to the imagination, for you to inject your own cosmetic touch!

This flexible and free-flowing internal layout comprises: Entrance hall with a fitted storage cupboard, a well-proportioned modern kitchen, a GENEROUS LOUNGE/DINER and an inner-hallway that leads to a contemporary bathroom and TWO BEDROOMS.

Externally, the bungalow promotes an appealing position, in a quiet location. The front aspect is greeted with a MULTI-VEHICLE DRIVEWAY, with low-level double gates leading down to an OUTSTANDING DETACHED GARAGE/ WORKSHOP. Equipped with an electric roller garage door, power and lighting.

The private, enclosed and low-maintenance rear garden will also stamp great scope for you to make your own! Retaining a pleasant space for enjoying the fresh air!

Further benefits of this delightful home include uPVC double glazing and gas central heating.

A WARM WELCOME AWAITS!... Full of options and opportunities to MAKE YOUR OWN MARK! Marketed with NO ONWARD CHAIN!!



<b>ENTRANCE HALL:</b>	6'4 x 2'9 (1.93m x 0.84m)
<b>MODERN FITTED KITCHEN:</b>	9'4 x 7'8 (2.84m x 2.34m)
<b>GENEROUS LOUNGE/DINER:</b>	17'6 x 9'6 (5.33m x 2.90m)
<b>INNER HALL:</b>	6'1 x 2'7 (1.85m x 0.79m)
<b>MASTER BEDROOM:</b>	12'7 x 9'6 (3.84m x 2.90m)
<b>BEDROOM TWO:</b>	9'4 x 7'8 (2.84m x 2.34m)
<b>CONTEMPORARY BATHROOM:</b>	8'1 x 4'8 (2.46m x 1.42m)
<b>BESPOKE DETACHED GARAGE/WORKSHOP:</b>	15'5 x 7'11 (4.70m x 2.41m)

**Of concrete sectional construction. Accessed via an ELECTRIC ROLLER GARAGE DOOR, with two external up/ down lights. Equipped with internal power and lighting, via two ceiling strip-lights. Carpeted flooring and a fitted laminate roll-top work surface. Hosting great multi-use potential. uPVC double glazed window to the right side elevation. A uPVC double glazed personal door to the front elevation, leads out to the garden.**

## EXTERNALLY:

This lovely semi-detached home is pleasantly positioned in a desirable residential cul-de-sac. Close to amenities, transport links and main roads. The bungalow is also a short walk to the idyllic Balderton lakeside.

The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE MULTI-VEHICLE DRIVEWAY. Partially paved and gravelled, with low-level wooden double gates. Ensuring ample- parking options for a range of vehicles. The front garden is gravelled, with an array of planted bushes and shrubs. Paved stepping stones lead to the front entrance door, with a low-level fenced front and right side boundary.

The large left sided driveway hosts an outside tap, external up/ down light and access into the kitchen, via a uPVC double glazed personal door. The driveway leads down to a BRILLIANT & BESPOKE DETACHED GARAGE/ WORKSHOP, with an electric roller garage door and two external up/ down lights. The enclosed rear garden is predominantly laid to lawn, with gravelled borders and paved hard-standing/ provision for a metal store. Enjoying minimal maintenance and a high-degree of privacy, with fully fenced side and rear boundaries.

**Approximate Size: 520 Square Ft.**

Measurements are approximate and for guidance only.





**Tenure: Freehold.**

Sold with vacant possession on completion.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'BAXI' combination boiler, installed in the last 4 years 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.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (67)**

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:**

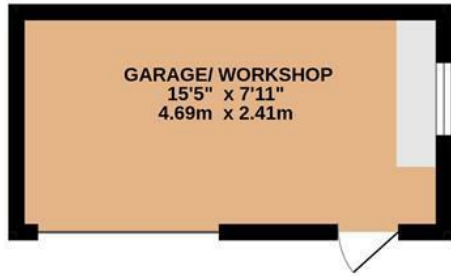
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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 2002/91/EC	