



Sibcy Lane, Balderton, Newark

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# Sibcy Lane, Balderton, Newark

**Auction Guide Price £155,000**

- POTENTIAL-FILLED DETACHED HOUSE
- THREE BEDROOMS
- GROUND FLOOR BATHROOM
- DRIVEWAY & LARGE PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND & ADD VALUE (STPP)
- BEING SOLD VIA 'SECURE SALE'
- TWO RECEPTION ROOMS
- MODERNISATION SCHEME REQUIRED
- DETACHED OUTBUILDINGS & GARAGE
- NO CHAIN! Tenure: Freehold. Council Tax Band 'C' EPC 'E'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000. Closing date: TBC. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A PERFECT PROJECT AWAITS!...

This is a brilliant opportunity to acquire a non-estate detached house, situated in a hugely popular location, close to amenities, popular schools and useful main road corridors.

This BRILLIANT BLANK CANVAS is ripe and ready for a new lease of life and boasts EXCELLENT POTENTIAL!... Both inside and out!

The internal layout comprises: Entrance hall, a spacious bay-fronted lounge, separate dining room, ground floor bathroom and a kitchen.

The first floor provides THREE WELL-PROPORTIONED BEDROOMS.

Externally, the house occupies a MAGNIFICENT PRIVATE PLOT. Greeted with a multi-vehicle driveway and a front garden that could easily be adapted to create further parking options. This leads down to a detached single garage.

There is a LARGE ATTACHED WORKSHOP located in the WELL-APPOINTED REAR GARDEN. Promoting great POTENTIAL FOR A SUBSTANTIAL EXTENSION! Subject to relevant planning approvals. The large external space leaves much to your imagination and promises a great family-sized space.

Additional benefits of this POTENTIAL-FILLED PROPERTY include uPVC double glazing and gas central heating, via a combination boiler installed in 2017.

Don't let this chance pass you by! It's time to turn this house INTO YOUR HOME! Marketed with NO ONWARD CHAIN!!!



<b>ENTRANCE HALL:</b>	4'3 x 3'9 (1.30m x 1.14m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	14'3 x 12'3 (4.34m x 3.73m)
<b>DINING ROOM:</b> Max measurements provided.	12'3 x 9'2 (3.73m x 2.79m)
<b>GROUND FLOOR BATHROOM:</b>	6'1 x 5'10 (1.85m x 1.78m)
<b>KITCHEN:</b> Max measurements provided. Width reduces to 8'2 ft. (2.49m).	11'10 x 10'9 (3.61m x 3.28m)
<b>FIRST FLOOR LANDING:</b>	7'2 x 2'7 (2.18m x 0.79m)
<b>MASTER BEDROOM:</b>	12'4 x 11'3 (3.76m x 3.43m)
<b>BEDROOM TWO:</b>	9'9 x 8'1 (2.97m x 2.46m)
<b>BEDROOM THREE:</b>	7'2 x 6'8 (2.18m x 2.03m)
<b>ATTACHED WORKSHOP:</b>	18'1 x 9'1 (5.51m x 2.77m)

**EXTERNALLY:**

This property is located in a hugely desirable location, in Balderton. Closely connected to amenities and main roads. The property occupies a wonderful plot. Greeted with a concrete driveway, allowing off-street parking for multiple vehicles. The front garden is laid to lawn with a mature tree, shrubs and privet hedged front boundary. There are fenced left side boundaries and hedged right side boundaries. The driveway leads down to a DETACHED GARAGE. The generous and private rear garden hosts a concrete courtyard, directly accessed via the uPVC double glazed external door in the kitchen. Giving access into an ATTACHED WORKSHOP. There is a large detached part brick and timber pitched greenhouse. Requiring repair/ improvement. The generous rear garden is predominantly laid to lawn. Ensuring a vast array of maturity, with a wide variety of mature bushes, shrubs and hedges. The bottom section of the garden hosts a brick outbuilding/ former pigsty, also requiring repair/ improvement.

**Approximate Size: 715 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 combination boiler installed in 2017 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.





**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'E' (54)**

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.

**Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

**Auctioneers Additional Comments**

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

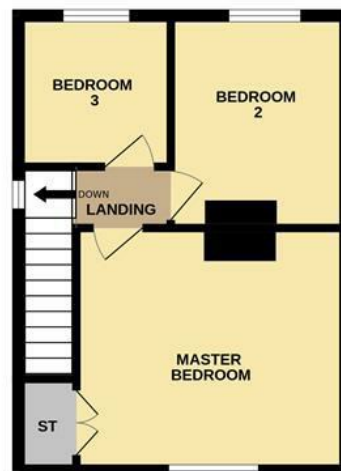




GROUND FLOOR



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>		<b>76</b>
(55-68) <b>D</b>	<b>54</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	