



Wolfit Avenue, Balderton



### Guide Price £200,000 to £210,000

- Detached Home
- Three Bedrooms
- F/F Bathroom & G/F WC
- Spacious Lounge
- Dining Kitchen
- Enclosed Rear Garden
- Driveway
- Council Tax Band: B
- Tenure: Freehold
- EPC Rating: C



Enjoying a quiet cul-de-sac position in the heart of Balderton, this detached home falls within the catchment for the ever popular Chuter Ede school, making it an ideal family home. Well presented throughout, the property's accommodation comprises: entrance hallway, ground floor WC, spacious lounge, dining kitchen with French doors opening to the rear garden, a four ring electric hob, and electric fan assisted oven below. To the first floor there are three bedrooms and a modern family bathroom. Externally, this property has a driveway to the side providing off street parking and a rear garden benefiting from a paved seating area, lawned area and a superb outbuilding that could be utilised for a variety of purposes. Other features include gas central heating and UPVC double glazing.

## ACCOMMODATION - Rooms & Measurements

### Entrance Hall

1.50m x 1.14m (4'11 x 3'9)

### Ground Floor WC

1.50m x 0.79m (4'11 x 2'7)

### Lounge

4.6m x 4.34m (15'1 x 14'3)



**Dining Kitchen**  
4.6m x 2.95m (15'1 x 9'8)

**First Floor Landing**

**Bedroom One**  
3.35m x 3.33m (11'0 x 10'11) maximum measurements

**Bedroom Two**  
3.53m x 3.0m (11'7 x 9'10) maximum measurements

**Bedroom Three**  
2.44m x 1.98m (8'0 x 6'6)

**Bathroom**  
2.03m x 1.8m (6'8 x 5'11)

**Outbuilding**  
2.95m x 2.34m (9'8 x 7'8)

**Services**  
Mains gas, electricity, water and drainage are connected.



## Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

## Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

## Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

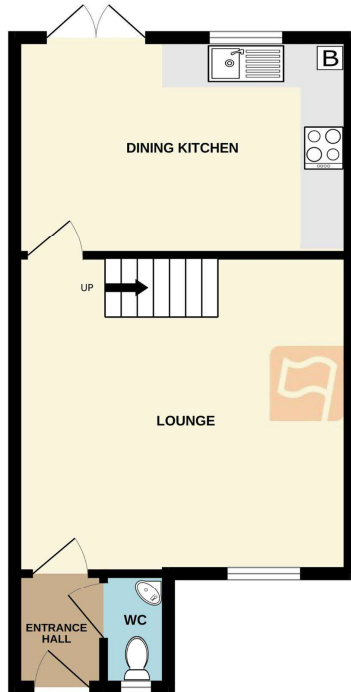
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

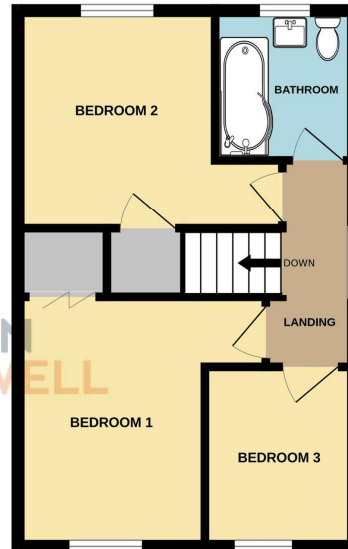


# Floorplan

GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 **NEWTON FALLOWELL**

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