



Haddon Drive, Balderton



**Guide Price £250,000 to £260,000**

- Extended Semi Detached Home
- Three Bedrooms
- G/F Shower Room & WC, F/F Bathroom
- Lounge & Conservatory
- Kitchen & Dining Room
- Off Street Parking
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D





An extended "Fosters" three bedroom semi detached house situated in the popular "Manners Road" area of Balderton with good local amenities within walking distance and providing easy access into Newark and the A1. This well proportioned property enjoys a large rear garden. The spacious accommodation comprises of an entrance porch, dining room, dual aspect lounge, kitchen with integrated dishwasher, fridge, wine cooler, five ring gas hob and electric oven, ground floor WC, utility room, ground floor shower room and a conservatory. To the first floor there are three spacious bedrooms and a bathroom. The property benefits from a drive, garage store, double gates to the rear at the bottom of the garden onto Marquis Avenue which open to a covered storage area for a motor home/caravan/extra parking. UPVC double glazing and gas central heating.







## ACCOMMODATION - Rooms & Measurements

### Entrance Porch

3.61m x 0.71m (11'10 x 2'4)

### Lounge

5.66m x 3.35m (18'7 x 11'0)

### Dining Room

4.88m x 3.63m (16'0 x 11'11) majority measurements

### Kitchen

4.09m x 2.67m (13'5 x 8'9)

### Conservatory

3.66m x 3.45m (12'0 x 11'4) maximum measurements

### Utility Room

3.28m x 2.87m (10'9 x 9'5) maximum measurements

### Ground Floor Shower Room

2.31m x 1.35m (7'7 x 4'5)

### Ground Floor WC

1.37m x 0.94m (4'6 x 3'1)



## First Floor Landing

### Bedroom One

3.63m x 3.38m (11'11 x 11'1) maximum measurements

### Bedroom Two

3.40m x 2.72m (11'2 x 8'11)

### Bedroom Three

3.38m x 2.03m (11'1 x 6'8)

### Bathroom

2.82m x 2.44m (9'3 x 8'0) maximum measurements

### Garage/Store

2.87m x 2.26m (9'5 x 7'5)

### Agent's Note

The current owner has partially converted the garage to create a ground floor WC, shower room and utility area. Retrospective building regulation approval may be required, depending on the prospective buyers intention of use.

### 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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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.

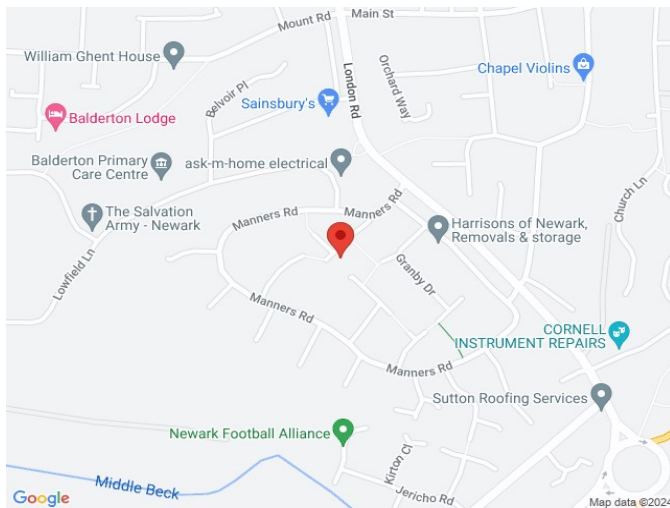
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



# Floorplan

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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