



Southfield, Balderton



Guide Price £260,000 to £270,000

- Extended Detached Home
- Three Double Bedrooms
- Quality Bathroom & G/F WC
- Lounge, Dining Room & Conservatory
- Breakfast Kitchen
- Garage/Store & Driveway
- No Chain
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: D



MARKETED WITH NO CHAIN Offering superb access to the A1 and a host of local amenities, this immaculate detached home represents a fantastic family home with spacious accommodation throughout and is a home ready to move straight into.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge with opening through to a dining room, conservatory, modern breakfast kitchen with provision for a free standing cooker, and access to a WC. The first floor boasts three **DOUBLE** bedrooms and a luxurious four piece family bathroom suite.

Outside, the property is approached with a driveway providing off street parking, with a lawned area and access to a garage/store, which has retained storage to the front and provides a hobby room at the back. The rear garden has been landscaped for low maintenance with a small lawned area and two paved seating areas, and gravel to borders. Other features of this home include gas central heating and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

1.35m x 0.89m (4'5 x 2'11)

Lounge

4.32m x 3.38m (14'2 x 11'1)
maximum measurements

Dining Room

3.71m x 2.49m (12'2 x 8'2)
maximum measurements

Kitchen

2.97m x 2.95m (9'9 x 9'8)
maximum measurements

Conservatory

2.64m x 1.60m (8'8 x 5'3)

Utility Area

2.18m x 1.30m (7'2 x 4'3)

Ground Floor WC

1.98m x 0.89m (6'6 x 2'11)

First Floor Landing

Bedroom One

4.50m x 2.97m (14'9" x 9'9")
maximum measurements

Bedroom Two

4.01m x 2.95m (13'2" x 9'8")

Bedroom Three

3.02m x 2.31m (9'11" x 7'7")

Bathroom

2.90m x 2.49m (9'6" x 8'2")

Garage/Store

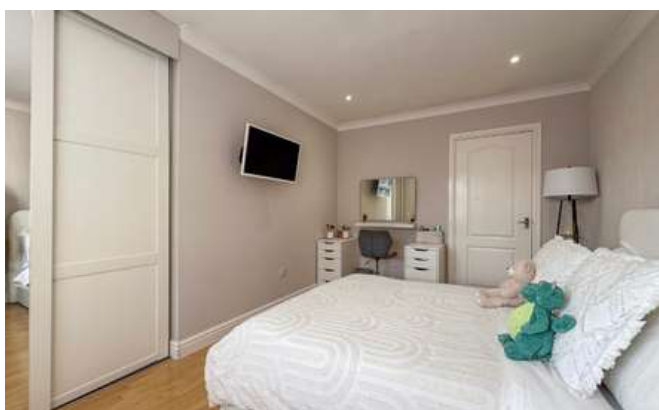
2.57m x 2.46m (8'5" x 8'1")

Hobby Room

2.46m x 2.21m (8'1" x 7'3")

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.

The property benefits from UPVC windows apart from the conservatory.

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.

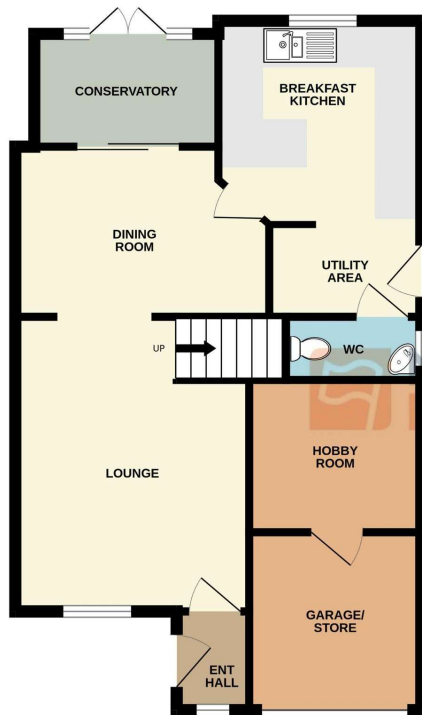
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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