

 **NEWTON FALLOWELL**

Masefield Crescent, Balderton



Asking Price £250,000

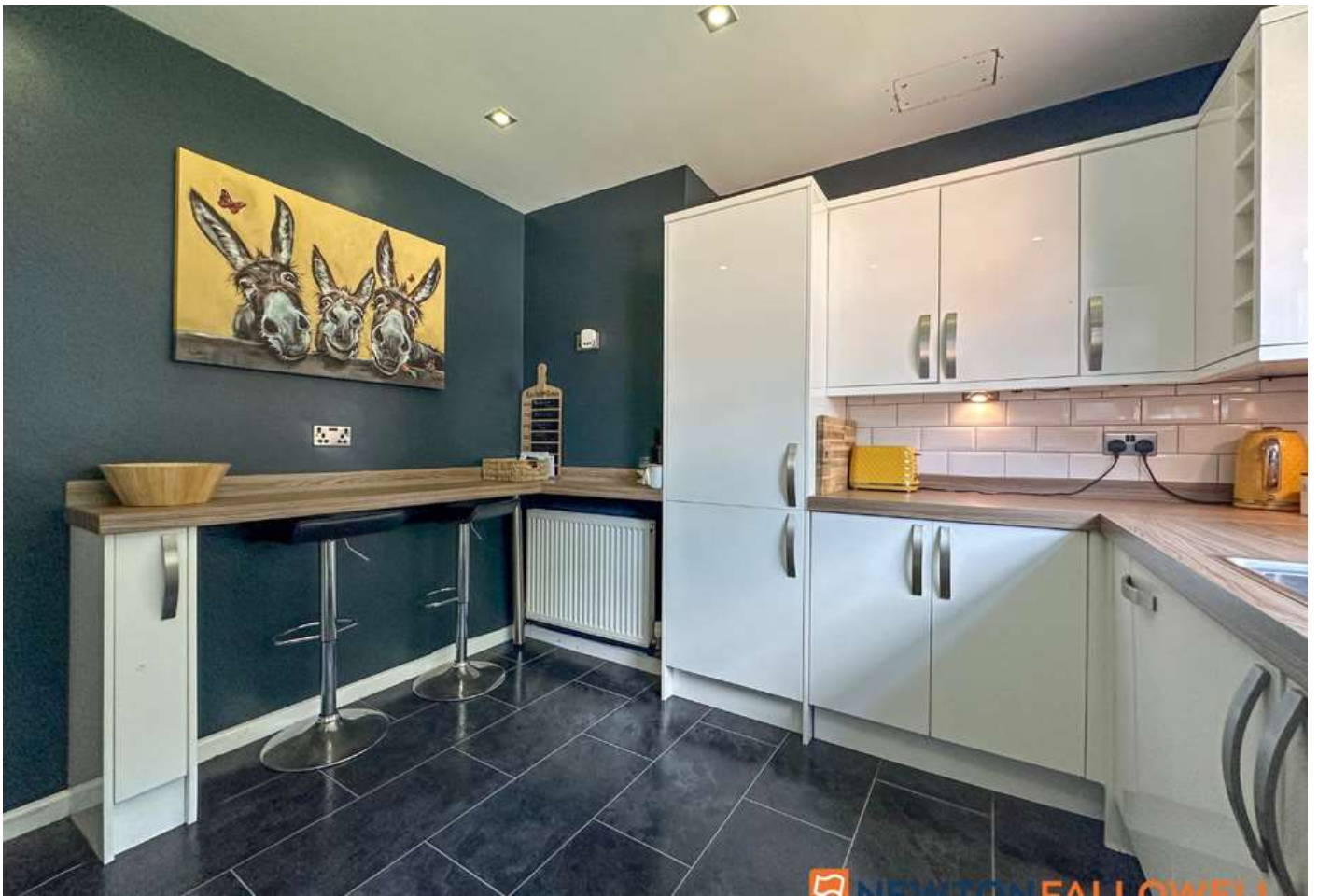
- Semi Detached Home
- Three Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge/Diner
- Breakfast Kitchen & Utility
- Generous Driveway
- 18 x Solar Panels
- Council Tax Band: B
- Tenure: Freehold
- EPC Rating: C



Benefiting from 18 SOLAR PANELS and an outdoor HEATED SWIMMING POOL, this spacious home is located within a popular residential area of Balderton, falling within close proximity to local amenities and schooling, as well as giving great access to the A1 and Newark town centre.

Well presented, the property's accommodation comprises to the ground floor: entrance porch, entrance hall, spacious dual aspect lounge/diner, breakfast kitchen with appliances to include a five ring gas hob, electric oven, dishwasher and fridge/freezer, and a side hall gives access to a utility room, WC and generous store. The first floor has a modern family bathroom suite and three well-proportioned bedrooms, with the main bedroom enjoying an ensuite shower room.

Outside, the property is approached with a generous driveway providing ample off street parking with a further small lawned area. The rear garden is deceptive in its size and benefits from a decked seating area, lawned area, brick workshop and a fenced off area, where the outdoor heated swimming pool can be found as well as a timber outbuilding, which is currently utilised as a bar and a separate pool room. Other features of this home include the 18 solar panels which are leased through 'A Shade Greener', UPVC double glazing and gas central heating, with the boiler replaced in 2022.





ACCOMMODATION - Rooms & Measurements

Entrance Porch

2.03m x 0.51m (6'8 x 1'8)

Entrance Hall

3.43m x 2.13m (11'3 x 7'0)

maximum measurements

Lounge/Diner

5.46m x 4.17m (17'11 x 14'0)

maximum measurements

Breakfast Kitchen

3.25m x 3.12m (10'8 x 10'3)

maximum measurements

Side Hall

4.04m x 1.02m (13'3 x 3'4)

Utility Room

2.16m x 1.85m (7'1 x 6'1)

Store

1.85m x 0.84m (6'1 x 2'9)

WC

1.8m x 0.84m (5'11 x 2'9)

Workshop

4.62m x 1.96m (15'2 x 6'5)

First Floor Landing

Bedroom One

4.24m x 3.15m (13'11 x 10'4)
maximum measurements

Ensuite

1.8m x 1.68m (5'11 x 5'6)
maximum measurements

Bedroom Two

3.33m x 3.18m (10'11 x 10'5)
maximum measurements

Bedroom Three

3.18m x 2.18m (10'5 x 7'2)

Bathroom

2.16m x 1.68m (7'1 x 5'6)





Bar

2.79m x 2.18m (9'2 x 7'2)

Pool Room

2.18m x 1.42m (7'2 x 4'8)

Solar Panels

The property benefits from 18 Solar Panels which are leased from 'A Shade Greener' the lease term is for 20 years and expires in December 2032. The Vendors benefit from free electricity as it is generated, any surplus electricity is transferred to A Shade Greener. Please contact the office for further details.

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.

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.



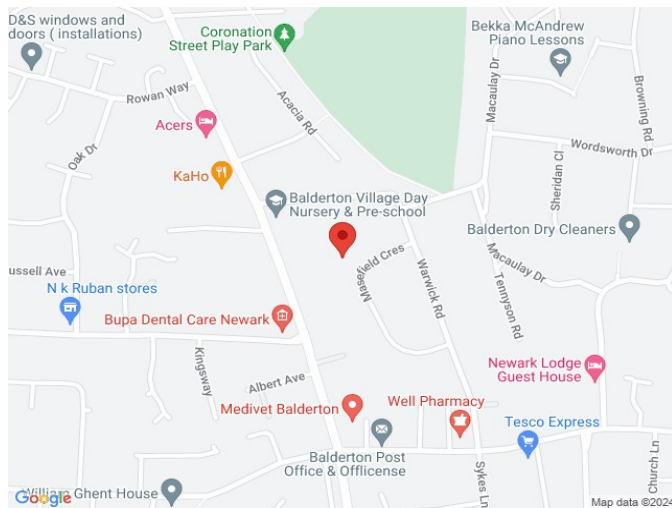
Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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