



Southfield, Balderton



4



2



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Guide Price £240,000 to £250,000



## Key Features

- Modern Detached House
- Three/Four Bedrooms
- Spacious Lounge & Conservatory
- Kitchen/Diner
- Driveway
- Converted Garage to Bedroom Four with Ensuite
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





A well presented four bedroom modern detached house, located in the heart of Balderton, this property would make an ideal first time buy or a property for a growing family. The garage has been converted to provide an external fourth bedroom with ensuite WC, perfect for the grown up teenager, dependent relative or home office.

The main house has accommodation comprising of an entrance hall, ground floor WC, lounge open plan to the conservatory, open plan dining kitchen. To the first floor there are three bedrooms, master with ensuite and a further bathroom.

The property benefits from gas central heating, UPVC double glazing, off road parking, and a low maintenance rear garden with Astro turf and decking.

## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

Ground Floor WC 2'6" x 5'4" (0.8m x 1.6m)

Lounge 15'0" x 10'9" (4.6m x 3.3m)

Conservatory 7'6" x 8'2" (2.3m x 2.5m)

Kitchen and Dining Area 8'9" x 17'7" (2.7m x 5.4m)

### First Floor Landing

Bedroom One 11'9" x 8'11" (3.6m x 2.7m)

Ensuite Shower Room 5'2" x 5'5" (1.6m x 1.7m)

Bedroom Two 10'9" x 12'10" (3.3m x 3.9m)  
maximum measurements

Bedroom Three 7'8" x 7'8" (2.3m x 2.3m)

Bathroom 5'6" x 6'5" (1.7m x 2m)

Bedroom Four 7'2" x 13'9" (2.2m x 4.2m)  
maximum measurements

Bedroom Four WC 4'6" x 4'3" (1.4m x 1.3m)





### 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.





GROUND FLOOR

1ST FLOOR





