



Hawton Lane, Balderton

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Guide Price £240,000 to £250,000



Key Features

- Detached Bungalow
- Large Detached Double Garage
- Three Bedrooms
- Lounge/Diner & Conservatory
- Kitchen & Wet Room
- Off Street Parking
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Having the unusual benefit of a **LARGE DETACHED DOUBLE GARAGE** (24 feet wide), this deceptively generous detached bungalow would lend itself to a degree of modernisation but offers superb potential with the outbuilding possibly offering annexe potential (subject to relevant planning).

The property's accommodation comprises: L-shaped entrance hallway with useful storage cupboard, dual aspect kitchen with provision for free standing cooker, spacious lounge/diner, large conservatory, three well-proportioned bedrooms and a wet room.

Outside, the property enjoys a gravelled driveway which provides off street parking for numerous vehicles. A further drive to the side (see agent's note) of the bungalow extends through to the rear garden, which has been designed for low maintenance. It has a combination of paved and tarmac areas, whilst giving access to the detached outbuilding. The large double garage has power and lighting and offers fantastic potential for a variety of uses. Other features of this home include gas central heating (boiler replaced in March 2023) and UPVC double glazing throughout.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge/Diner 18'11" x 10'10" (5.8m x 3.3m)

Kitchen 18'10" x 6'3" (5.7m x 1.9m)

Conservatory 14'5" x 13'0" (4.4m x 4m)
maximum measurements

Bedroom One 15'6" x 9'2" (4.7m x 2.8m)
maximum measurements

Bedroom Two 12'0" x 7'10" (3.7m x 2.4m)

Bedroom Three 12'9" x 7'10" (3.9m x 2.4m)

Wet Room 10'11" x 5'9" (3.3m x 1.8m)
maximum measurements

Large Double Garage 24'5" x 16'2" (7.4m x 4.9m)



Agent's Note - Driveway Access

The property enjoys its own private parking to the front of the property, but the driveway to the side of the property that leads down to the rear garden, a neighbouring property (number 98) also has right of access and this driveway cannot be blocked by either property.

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

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 choose to arrange a survey through them. For more information, please call the office.

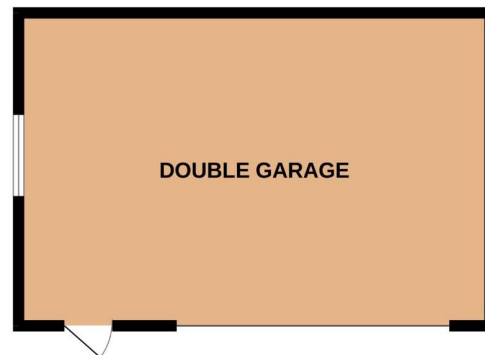


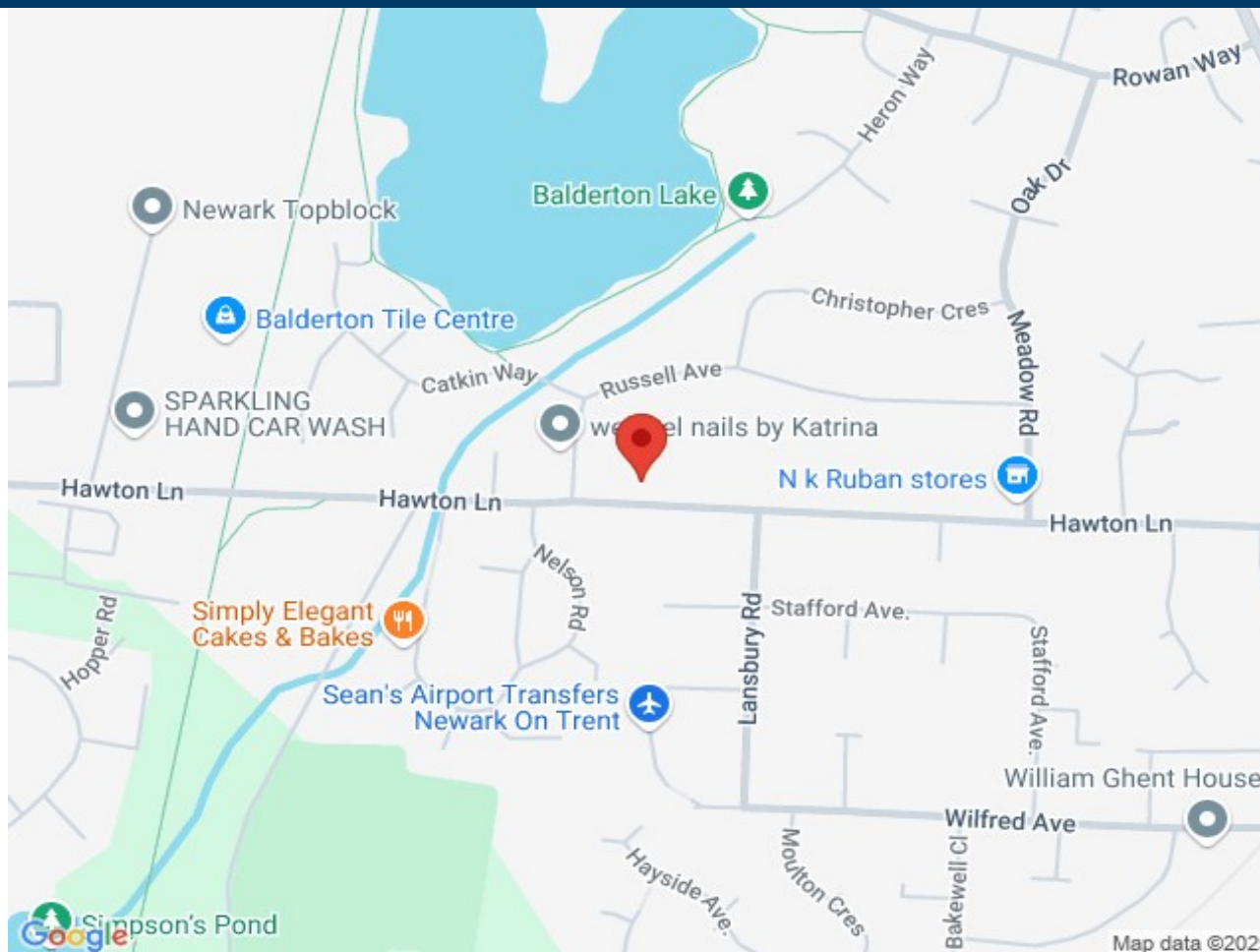
GROUND FLOOR



NEWTON
FALLOWELL

OUTBUILDING





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

