



Shakespeare Street, Balderton

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Asking Price £190,000



### Key Features

- Semi Detached Home
- Three Bedrooms & Shower Room
- Bay Fronted Lounge
- Generous Dining Kitchen
- South Facing Rear Garden
- Detached Double Garage
- No Chain
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold

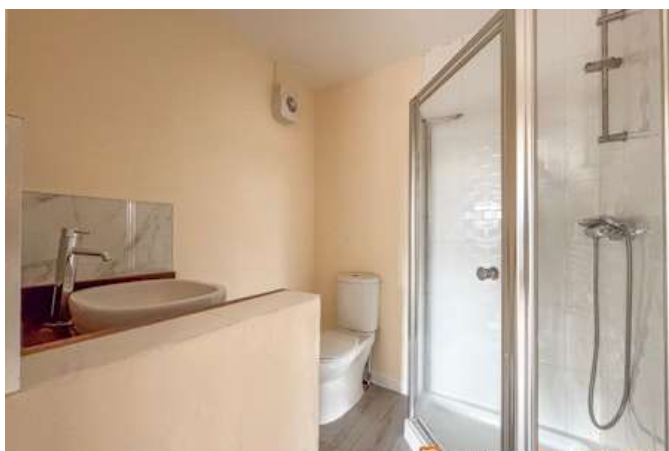




**\*MARKETED WITH NO CHAIN\*** Having the unusual benefit of a DOUBLE GARAGE, this traditional semi-detached home enjoys a south facing rear garden and boasts a driveway that extends down the side of the property, all the way to the rear and double garage. The property represents a blank canvas with the property having been neutrally decorated throughout.

The property's accommodation comprises to the ground floor: entrance hall, bay fronted lounge, dining kitchen with breakfast bar, four ring electric hob with electric oven below, and useful understairs storage cupboard. To the first floor, there are three bedrooms and a shower room.

Externally, the property boasts low maintenance gardens with a gravelled and concrete area to the front. The rear garden is SOUTH FACING and is fully tarmacked, with access to the double garage. Other features of this home include gas central heating and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'2" x 3'11" (1.6m x 1.2m)

Lounge 13'6" x 13'6" (4.1m x 4.1m)  
maximum measurements

Dining Kitchen 16'9" x 9'7" (5.1m x 2.9m)

### First Floor Landing

Bedroom One 11'10" x 9'4" (3.6m x 2.8m)  
maximum measurements

Bedroom Two 9'10" x 9'7" (3m x 2.9m)

Bedroom Three 9'7" x 6'8" (2.9m x 2m)

Shower Room 8'7" x 6'1" (2.6m x 1.9m)  
maximum measurements

Double Garage 17'11" x 17'9" (5.5m x 5.4m)



### 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 - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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

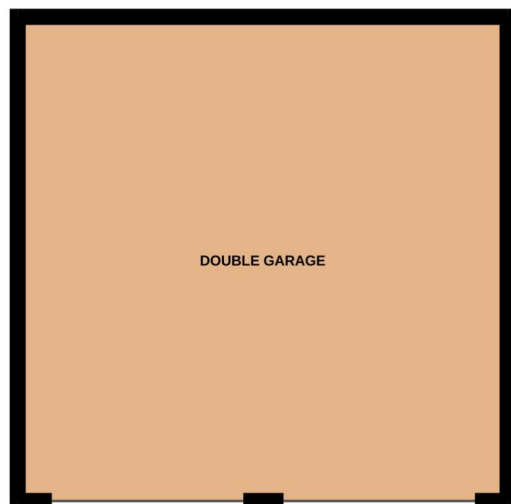
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## 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.



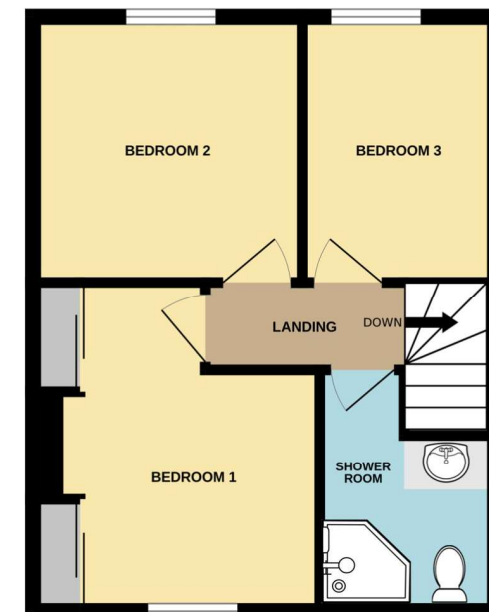
OUTBUILDING



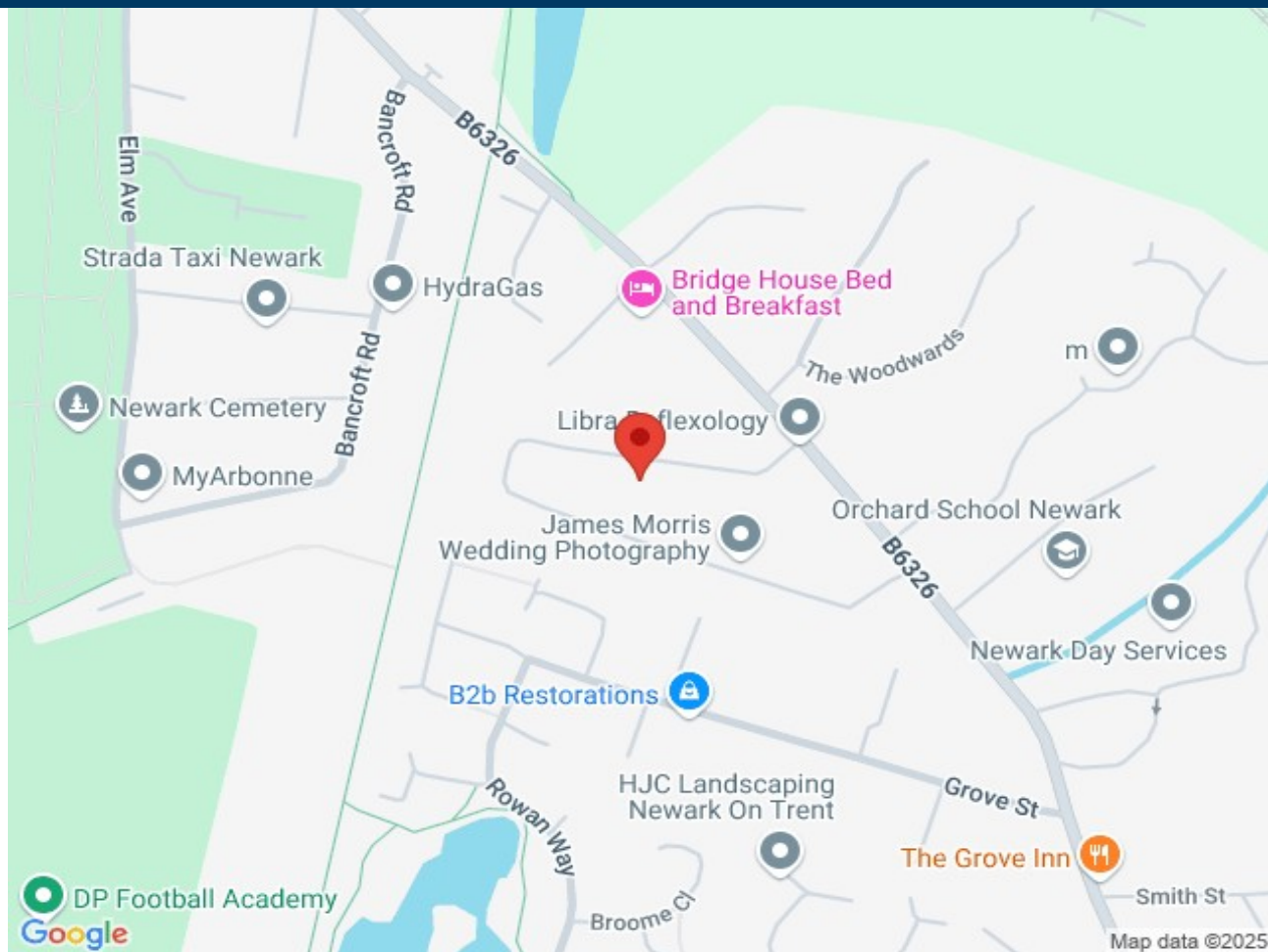
GROUND FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		At B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

