



Main Street, Balderton



4



1



2



Guide Price £160,000 to £170,000



## Key Features

- Sizeable Terraced Home
- Four Versatile Bedrooms
- Bay Fronted Dining Room
- Spacious Lounge & Kitchen
- G/F Shower Room & Two Porches
- South Facing Rear Garden
- On Street Parking
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold







Conveniently positioned in the heart of Balderton, this sizeable, terraced home falls within comfortable walking distance of a range of local amenities whilst boasting superb access to both the A1 and Newark town centre. The property benefits from spacious, yet versatile accommodation throughout, enjoys a SOUTH FACING rear garden with a useful outbuilding and recently installed central heating boiler (December 2024).

The property's accommodation comprises to the ground floor: entrance porch, bay fronted dining room, spacious lounge, kitchen with appliances to include a four-ring gas hob and double electric oven, quality modernised shower room and rear porch. The first floor has a double bedroom to the front, with a further double bedroom to the rear with a door opening to a bedroom/dressing room. From the landing, a staircase leads up to a flexible loft room that could easily provide another bedroom or great home office space. Outside, this home has a small low maintenance courtyard from the rear porch, before a passageway gives access to this and neighbouring homes for bin access. A gate then opens through to the SOUTH FACING rear garden that has been designed for low maintenance with a generous artificial turfed area, concrete entertaining area and access to a useful detached outbuilding. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Porch 4'11" x 3'3" (1.5m x 1m)  
Dining Room 14'1" x 12'10" (4.3m x 3.9m)  
maximum measurements into bay window  
Lounge 12'10" x 12'0" (3.9m x 3.7m)  
Kitchen 11'11" x 7'2" (3.6m x 2.2m)  
Ground Floor Shower Room 8'1" x 7'0" (2.5m x 2.1m)

Rear Porch 4'8" x 3'11" (1.4m x 1.2m)  
First Floor Landing  
Bedroom One 12'10" x 12'0" (3.9m x 3.7m)  
Bedroom Two 12'10" x 8'10" (3.9m x 2.7m)  
Bedroom Three/Dressing Room 11'11" x 7'3" (3.6m x 2.2m)  
Bedroom Four/Loft Room 17'7" x 12'8" (5.4m x 3.9m)  
maximum measurements

#### Agent's Note - Access

Please note that this home and neighbouring properties have shared access to the rear with a passageway for bin access as well as access on to Sykes Lane.

#### Agent's Note - Windows

The internal window in the rear porch is wooden.

#### Services

Mains gas, electricity, water and drainage are connected.

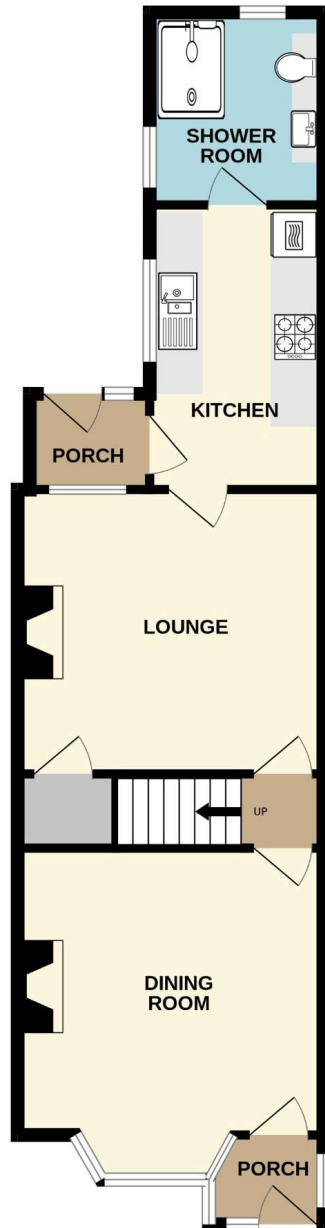
#### Agent's Note - Sales Particulars

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.

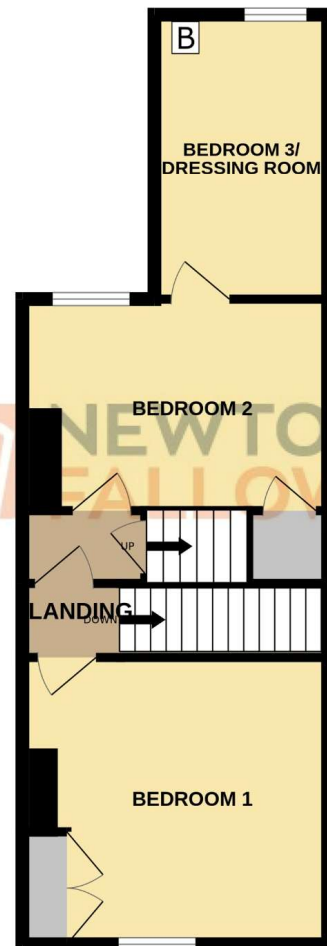
#### Referrals

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

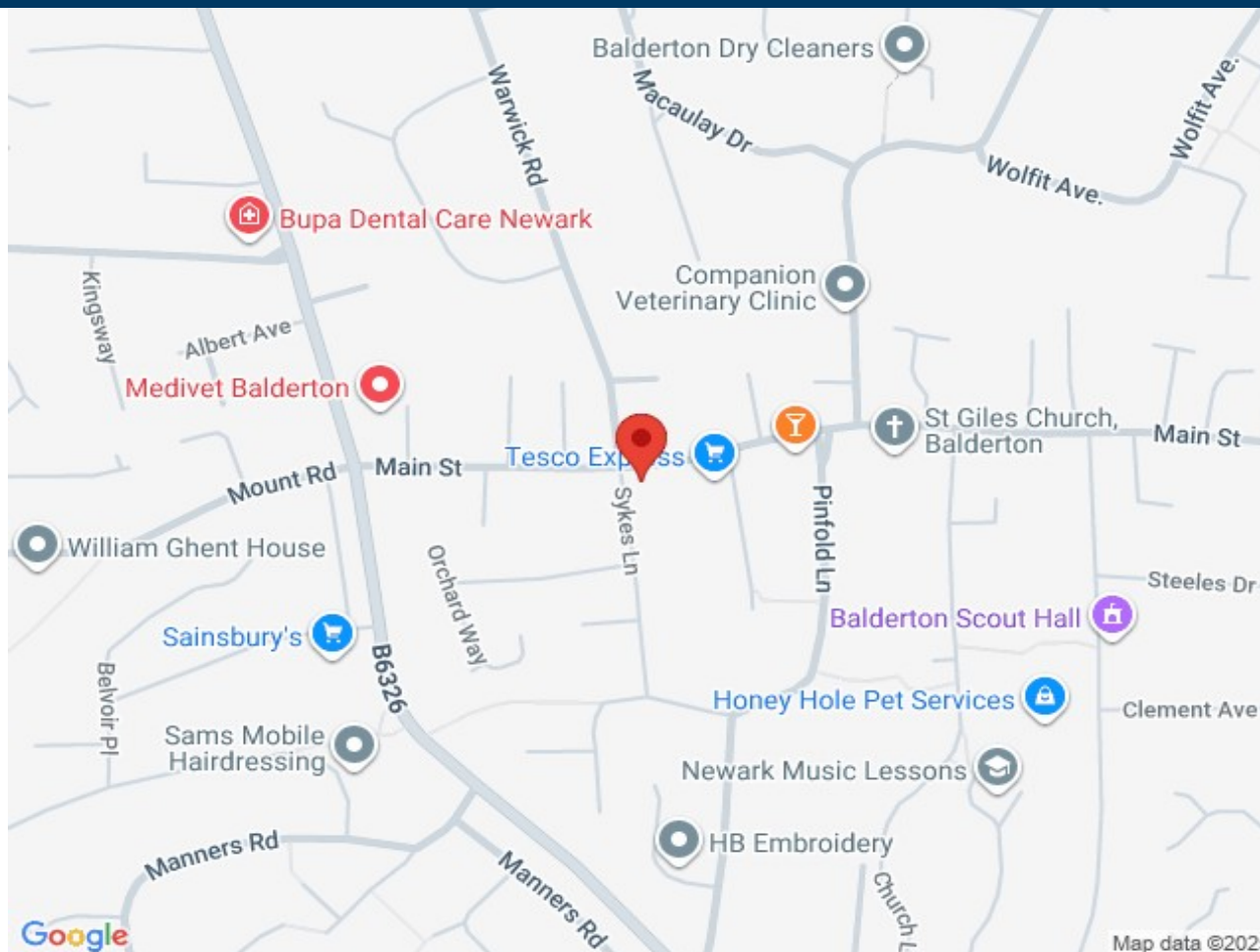


1ST FLOOR



2ND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

