



Wetsyke Lane, Balderton

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Asking Price £160,000



Key Features

- Delightful Character Home
- Double Bedroom With Vaulted Ceiling
- Contemporary Family Bathroom
- Open Plan Living/Dining Kitchen
- Spacious Dining Conservatory
- Low Maintenance Rear Garden
- Off Street Parking To Rear
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold





Combining both characterful and contemporary living, 'The Old Barn' is a delightful cottage positioned in the heart of Balderton, boasting superb access to the A1 and a host of local amenities. With an allocated parking space to the rear, this home boasts a real charm internally with its open plan living/dining kitchen space with beamed ceiling and feature log burning stove, perfect for those winter evenings.

The property's accommodation comprises: inviting and spacious open plan room with an L-shaped kitchen area which has a four-ring electric hob and electric oven, living area with feature stove and a door through to a versatile conservatory, currently utilised as a dining area, with a door opening to the landscaped courtyard garden. The first floor has a light landing space with useful storage cupboard, delightful double bedroom with vaulted ceiling, fitted wardrobes and three skylights, and a magnificent three-piece bathroom suite with feature roll top bath.

Outside, the property has a low maintenance WEST FACING courtyard garden that is predominantly paved with provision for a storage garden shed, and gated access opening on to the allocated parking space (accessed from Broughton Gardens). 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
Open Plan Living/Dining Kitchen 21'1" x 13'0" (6.4m x 4m)

maximum measurements

Dining Conservatory 9'4" x 9'2" (2.8m x 2.8m)

First Floor Landing

Double Bedroom 11'1" x 10'8" (3.4m x 3.3m)

Family Bathroom 9'5" x 6'2" (2.9m x 1.9m)

Agent's Note - Parking

The allocated parking space is accessed to the rear of the property via Broughton Gardens.

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.

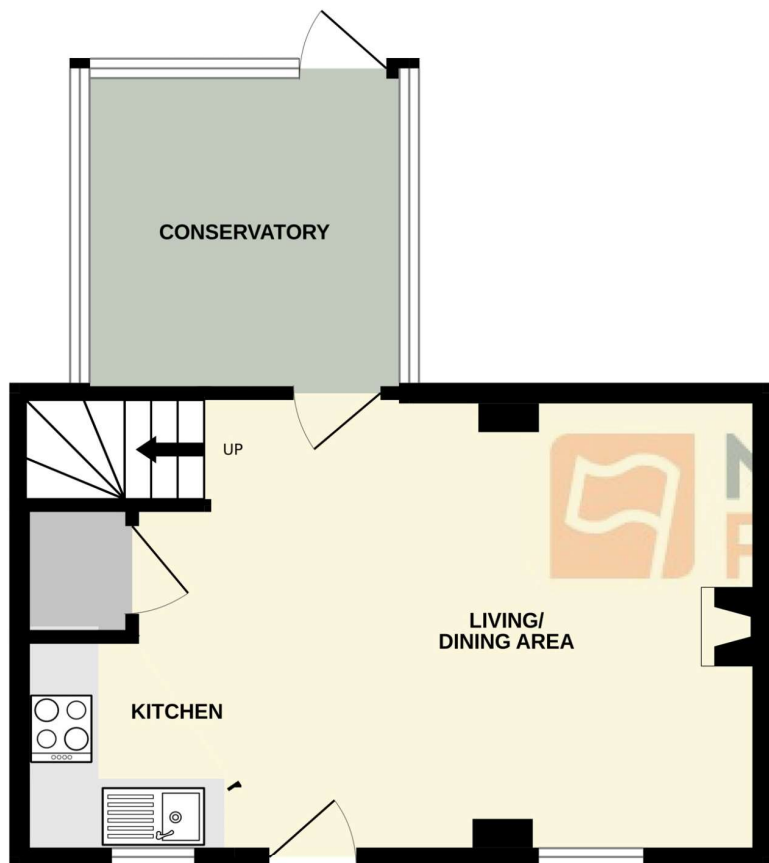
Anti-Money Laundering Regulations

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.

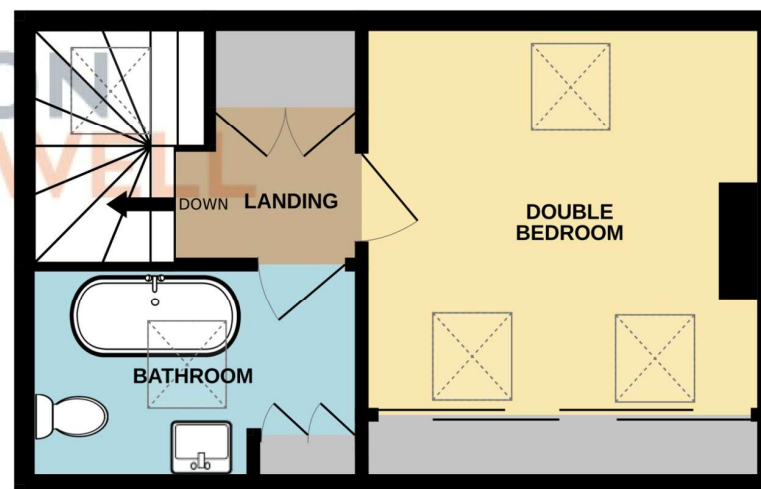
Referrals

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.

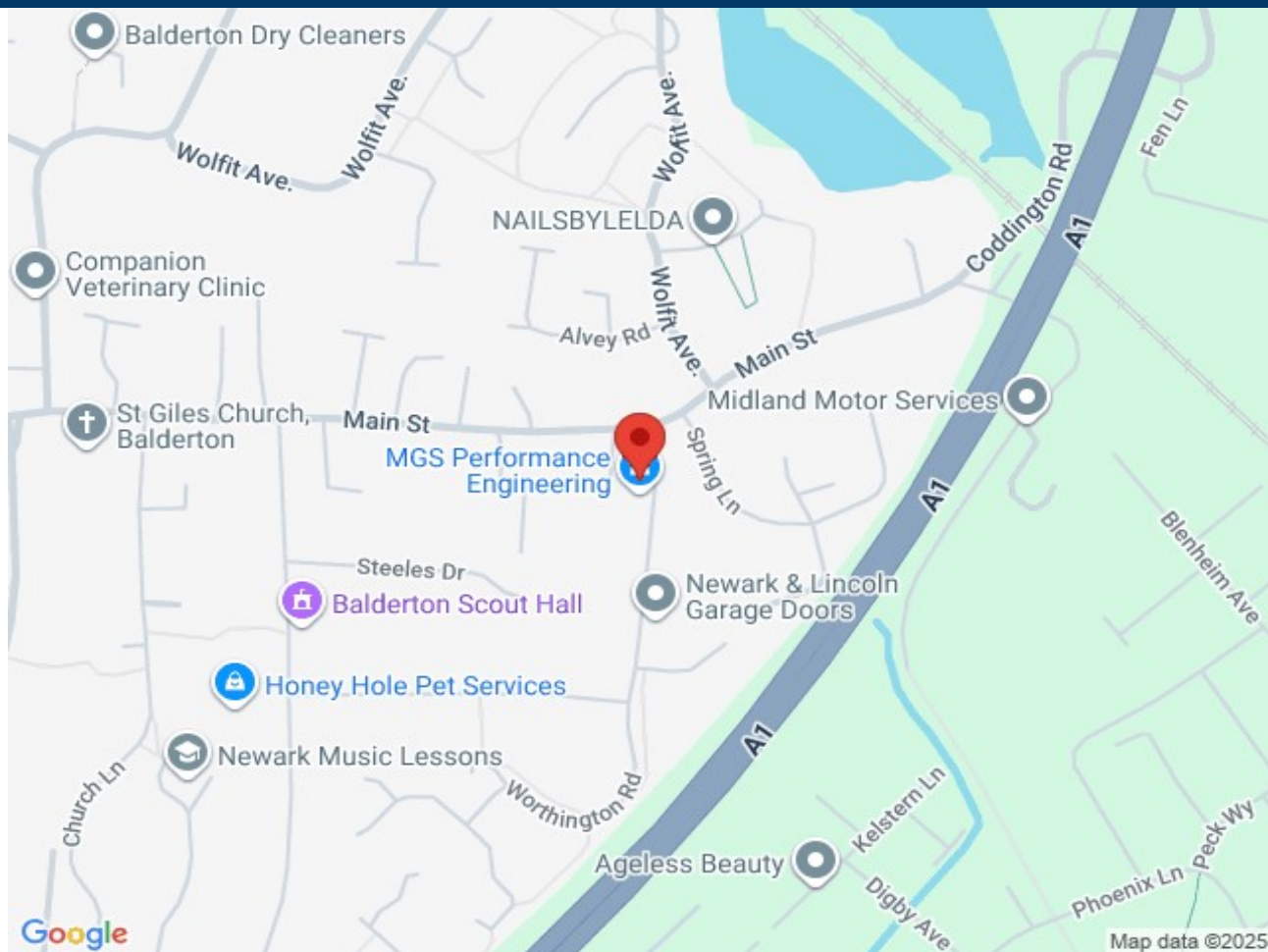
GROUND FLOOR



1ST FLOOR



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		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

