



Lowfield Lane, Balderton



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Asking Price £170,000

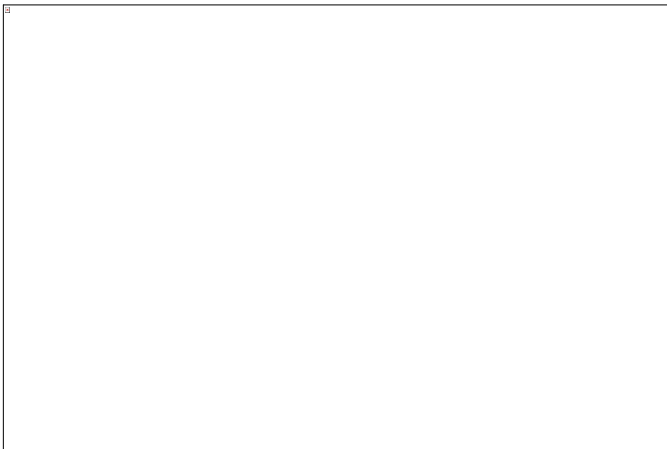


## Key Features

- Semi Detached Home
- Potential To Improve
- Three Well-Proportioned Bedrooms
- First Floor Bathroom
- Dual Aspect Lounge
- Kitchen & Outbuildings
- No Chain
- Council Tax Band: A
- EPC Rating: C
- Tenure: Freehold







MARKETED WITH NO CHAIN! Requiring a degree of modernisation, this semi-detached represents a superb blank canvas with great scope to improve with a variety of attached outbuildings and corner plot position in the Balderton area, with a host of local amenities within walking distance and having great access to the A1 and Newark town centre. The property's accommodation comprises: entrance hallway, dual aspect lounge with open fire, breakfast kitchen and the first floor has three well-proportioned bedrooms and a wet room. Outside, this property occupies a brilliant corner plot with wrap around gardens, predominantly laid to lawn. There are also outbuildings attached to the property which currently act as storerooms but provide brilliant potential for conversion (subject to relevant permissions). Other features of this home 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 Hall** 11'4" x 7'1" (3.5m x 2.2m)

**Lounge** 17'5" x 14'0" (5.3m x 4.3m)

maximum measurements

**Breakfast Kitchen** 10'11" x 9'10" (3.3m x 3m)

maximum measurements

**Store 1** 7'2" x 5'11" (2.2m x 1.8m)

**Store 2** 7'3" x 2'8" (2.2m x 0.8m)

**Store 3** 5'6" x 2'10" (1.7m x 0.9m)

### First Floor Landing

**Bedroom One** 14'0" x 9'10" (4.3m x 3m)

maximum measurements

**Bedroom Two** 11'1" x 9'10" (3.4m x 3m)

**Bedroom Three** 10'6" x 7'3" (3.2m x 2.2m)

**Wet Room** 7'2" x 5'5" (2.2m x 1.7m)

### Agent's Note - Probate

Please be advised that the sale of this property is subject to probate. We have been informed that this has been granted.

### 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.

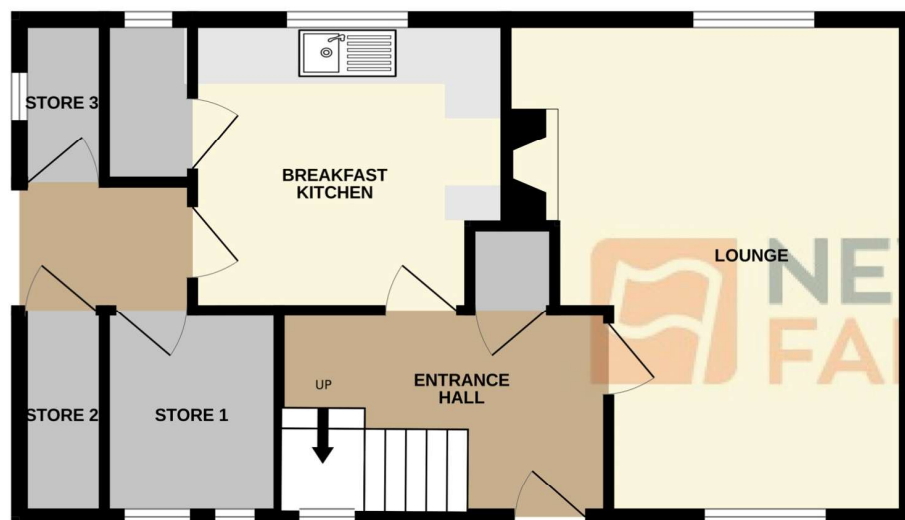
### Anti-Money Laundering Regulations

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.

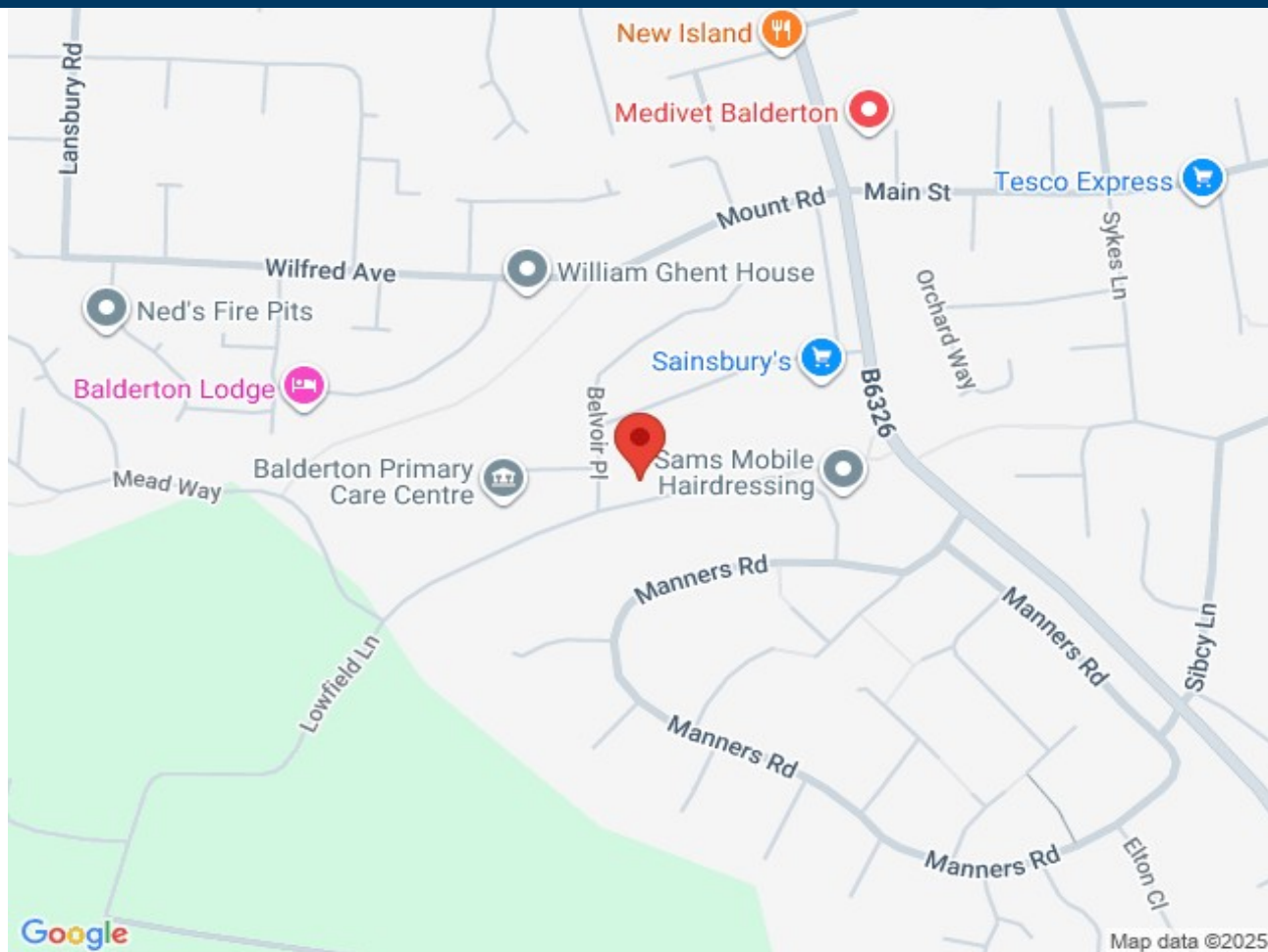
GROUND FLOOR



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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	71 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		