



Church Lane, Balderton



Guide Price £180,000 to £190,000

- Detached Cottage
- Two Double Bedrooms
- Lounge & Dining Room
- Kitchen & G/F Shower Room
- Character Features
- Generous Garden & Store
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: E



Brimming with character and charm, this quirky detached cottage is pleasantly positioned within a popular quiet residential location in Balderton and benefits from convenient access to a host of local amenities, as well as the A1 and Newark town centre. The cottage's accommodation comprises: galley kitchen with ample storage facilities, four ring gas hob and electric fan assisted oven, cosy lounge with feature fireplace and beam to ceiling, separate dining room again with feature fireplace and beams to ceiling, shower room to the ground floor whilst the first floor has two double bedrooms. Externally, this home is approached by double wooden gates which open on to a concrete area that is partly covered - this could easily provide off street parking, subject to relevant permissions to have the kerb dropped. The garden space is deceptive in its size and benefits from an extremely useful outbuilding, perfect for garden storage. Other features of this home include gas central heating (boiler replaced in November 2023) and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Kitchen 5.71m x 2.11m (18'9 x 6'11)
maximum measurements

Lounge 3.78m x 3.53m (12'5 x 11'7)

Dining Room 4.09m x 3.81m (13'5 x 12'6)

Ground Floor Shower Room 2.36m x 2.03m (7'9 x 6'8)
maximum measurements

First Floor Landing

Bedroom One 3.81m x 3.61m (12'6 x 11'10)

Bedroom Two 3.81m x 3.25m (12'6 x 10'8)

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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. 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 cannot be taken 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 - Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.





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

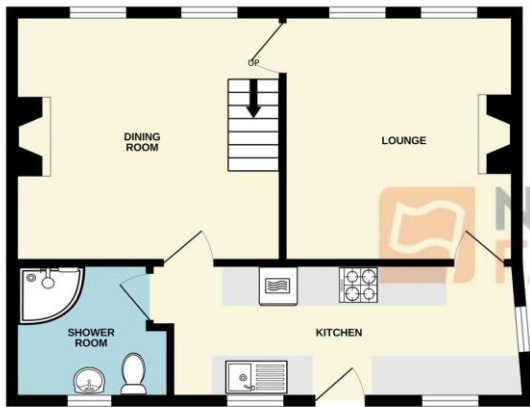
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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 £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

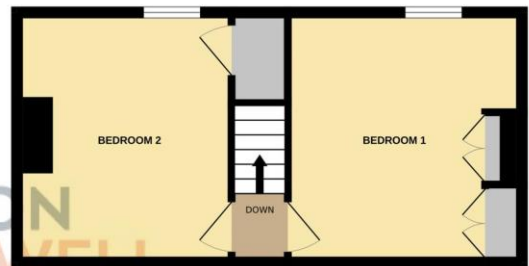
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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