

Pinfold Lane, Balderton NG24 3LP



GUIDE PRICE £110,000 to £120,000. A three bedroom traditional terrace property situated within the heart of Balderton. In addition to the three bedrooms, the property has two reception rooms, kitchen and ground floor bathroom. There is an excellent sized garden to the rear. Double glazing and gas central heating are installed. The property is in need of updating and this is reflected in the price. Available for purchase with NO CHAIN.

Guide Price £110,000 to £120,000



Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Entrance Hall

The small entrance hall has the staircase rising to the first floor and a door providing access to the lounge.

Lounge 12' 6" x 10' 8" (3.81m x 3.25m)

This nicely proportioned reception room has a window to the front elevation and a gas fire sat on a marble effect hearth, to one side of the chimney breast is a bespoke fitted storage cupboard. The lounge also has cornice to the ceiling, a ceiling light point and a radiator.

Dining Room 13' 10" x 11' 5" (4.21m x 3.48m)

An excellent sized second reception room having a glazed door leading out to the garden, and a further door into the kitchen. Accessed from the dining room and sited beneath the staircase is a useful storage cupboard. There is a further storage cupboard situated next to the chimney breast. The room has cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 9' 11" x 8' 5" (3.02m x 2.56m)

The kitchen has a window to the side elevation and a half glazed door providing access to the garden. Fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a sink, space for a free standing gas cooker and space and plumbing for a washing machine. The kitchen has a ceramic tiled floor and a ceiling strip light. A door leads through to the ground floor bathroom.

Bathroom 8' 5" x 4' 11" (2.56m x 1.50m)

The bathroom has two opaque windows and is fitted with a suite comprising bath, wash hand basin and WC. There is also a walk-in shower cubicle with electric shower fitted. The bathroom has ceramic floor and wall tiling, a ceiling light point and an extractor fan.

First Floor Landing

The staircase rises from the entrance hall to the first floor landing which has doors into the three bedrooms, a ceiling light point and a radiator.

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

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator. The bedroom has a large and useful storage cupboard which is sited above the staircase and this also provides access to the loft space.

Bedroom Two 11' 4" x 6' 8" (3.45m x 2.03m)

A single bedroom with a window to the rear elevation, a fitted storage cupboard, a ceiling light point and a radiator.

Bedroom Three 8' 6" x 6' 9" (2.59m x 2.06m)

A further single bedroom with a window to the rear elevation and a ceiling light point. The central heating boiler is located here.

Outside

To the front is a small hard landscaped garden and steps leading to the front door. The excellent sized rear garden is fully enclosed and comprises a lawn and two distinctive patio areas. The two sheds are included within the sale.

Council Tax

The property is in Band A.

PROBATE

Please be advised that the sale of this property is subject to probate.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is .

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

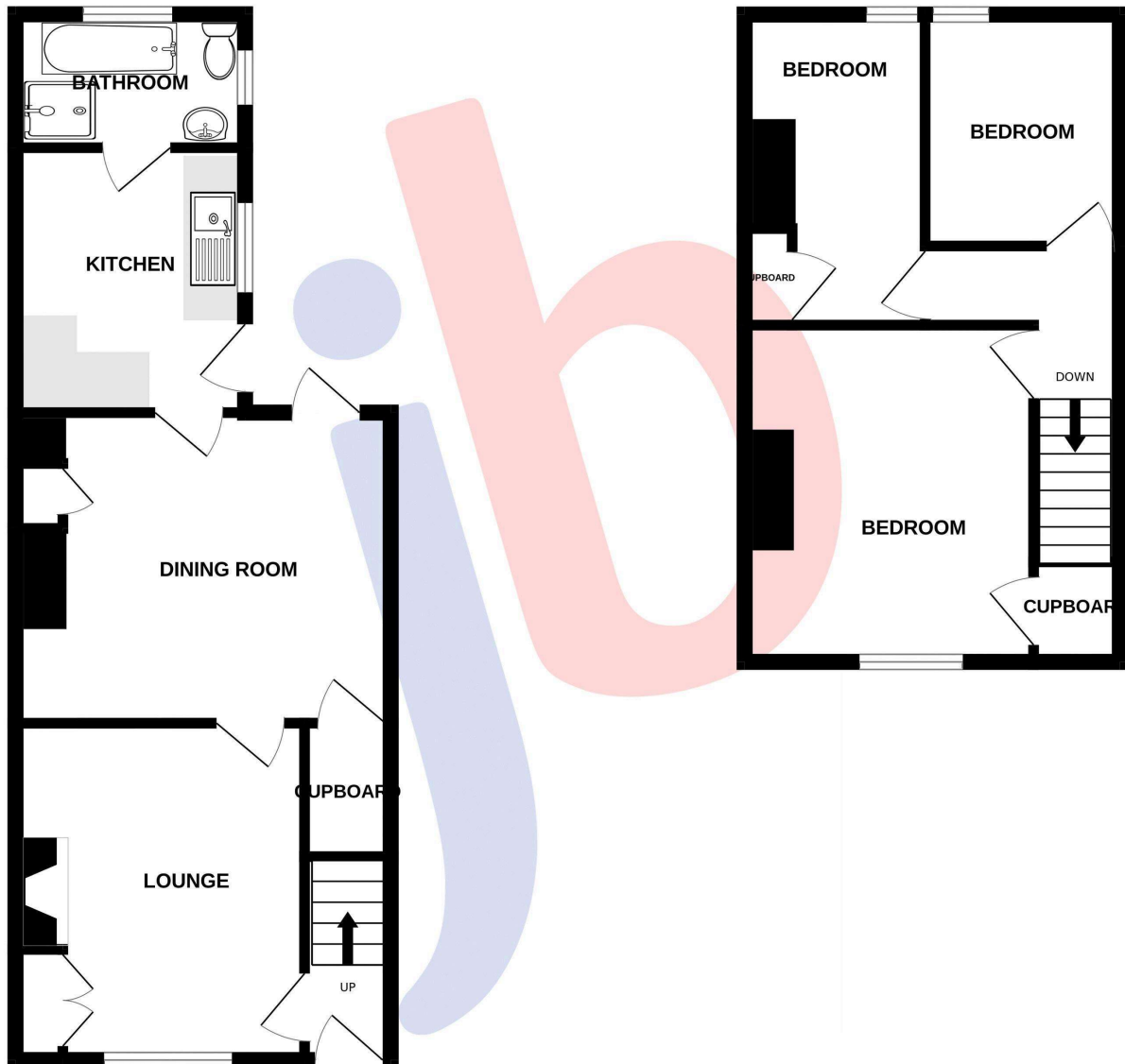
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007505 10 October 2025



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.

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.
Made with Metropix ©2025