



**Spring Lane, Balderton Newark NG24 3NZ**



**welcome to**

**Spring Lane, Balderton Newark**

\*CHARACTER & CHARM!!\* William H Brown are pleased to present this two bedroom semi-detached cottage in Balderton within walking distance to a range of amenities and offering characterful features and generous accommodation. Call now to view!



### Entrance Hall

Stairs to first floor accommodation.

### Lounge

10' 4" x 16' 5" ( 3.15m x 5.00m )

Wooden flooring, log burner and windows to both the front and rear.

### Kitchen/Diner

16' 8" x 8' 10" ( 5.08m x 2.69m )

Tiled kitchen with electric oven, gas hob, one and a half stainless steel sink plus windows to the front, rear and side.

### First Floor

#### Bedroom One

8' 9" x 16' 7" ( 2.67m x 5.05m )

Radiator and windows to the front and side.

#### Ensuite Shower Room

Wash hand basin and shower.

#### Bedroom Two

10' 10" x 10' 4" ( 3.30m x 3.15m )

Fitted wardrobes, radiator and window to the front.

#### Family Bathroom

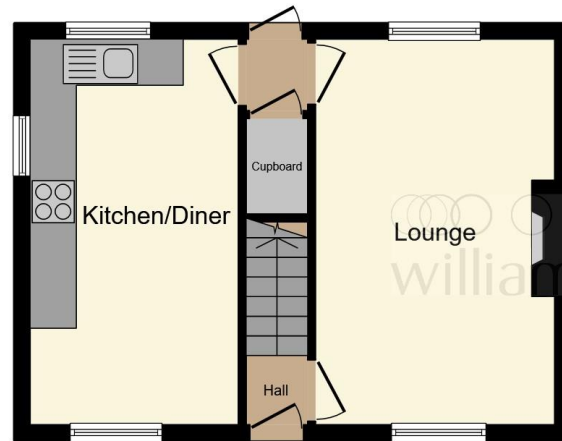
Family bathroom with tiled flooring, wc, wash hand basin, bath with shower over and window to the rear.

### Outside

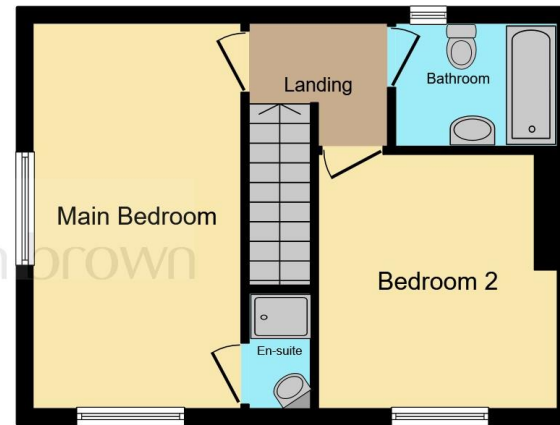
Externally the property benefits from an enclosed rear garden and off road parking.

### Rear Garden

The property benefits from an enclosed rear garden, mainly laid to lawn with outbuildings providing storage.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Spring Lane, Balderton Newark

- CHARACTER COTTAGE
- SEMI-DETACHED HOME
- TWO BEDROOMS
- KITCHEN/DINER & LOUNGE
- ENSUITE SHOWER ROOM

Tenure: Freehold EPC Rating: D

# £174,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105452 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](http://williamhbrown.co.uk)