



**Lowfield Cottages, Bowbridge Lane, Balderton Newark NG24 3BY**

**welcome to**

**Lowfield Cottages, Bowbridge Lane, Balderton Newark**

LOCATION LOCATION LOCATION! This beautifully presented two-bedroom mid terraced cottage is ideally located in the sought after village of Balderton with excellent amenities. Briefly comprising of living room, open plan kitchen/diner/snug, two bedrooms, bathroom, driveway and rear garden.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Living Room

11' 11" x 11' 11" ( 3.63m x 3.63m )

Leading through a uPVC front door directly into the living room with central fire place with electric fire, radiator and double glazed window to the front.

## Kitchen/Diner

21' 1" max x 25' 4" max ( 6.43m max x 7.72m max )

A bright and welcoming open plan kitchen/diner/snug with radiator, log burner with brick surround, double glazed window to the rear and stairs rising to the first floor from the dining/snug area. The kitchen offers a range of modern low and eye level units with part tiled walls, electric hob, extractor, oven, integrated fridge/freezer, sink and drainer, integrated washing machine. In addition, the kitchen offers a part glazed uPVC door leading out to the rear garden, radiator and a double glazed window to the side.

## First Floor Landing

First floor landing with access into both bedrooms, family bathroom and loft hatch.

## Bedroom One

11' 11" x 11' 11" ( 3.63m x 3.63m )

A spacious DOUBLE bedroom with radiator and double glazed window to the front.

## Bedroom Two

12' 1" max x 8' 7" max ( 3.68m max x 2.62m max )

A further good sized second bedroom with radiator and double glazed window to the rear.

## Family Bathroom

This stunning three piece modern family bathroom with part tiled walls, WC, wash hand basin, heated towel rail free standing bath with free standing mixer tap and shower attachment and obscured double glazed window to the side.

## Outside

### Front Garden

The front of the property benefits from a block paved driveway with path leading to the front door.

### Rear Garden

The rear of the property offers a fully enclosed garden with mainly laid to lawn, patio area ideal for seating, pond and path leading to the brick built shed.

### Brick Built Shed

11' 6" x 8' 10" ( 3.51m x 2.69m )

Path leading up to a brick built shed ideal for storage.

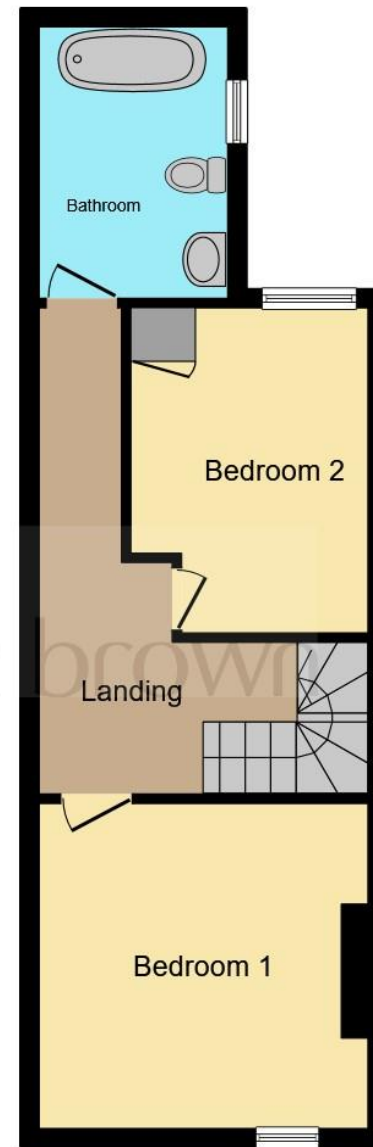


**view this property online** [williamhbrown.co.uk/Property/NWK106190](http://williamhbrown.co.uk/Property/NWK106190)





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Lowfield Cottages Bowbridge Lane, Balderton Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACED COTTAGE
- TWO BEDROOMS

Tenure: Freehold EPC Rating: F  
Council Tax Band: A

guide price

**£110,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK106190](http://williamhbrown.co.uk/Property/NWK106190)



Property Ref:  
NWK106190 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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)**