



## 84 Hawton Lane

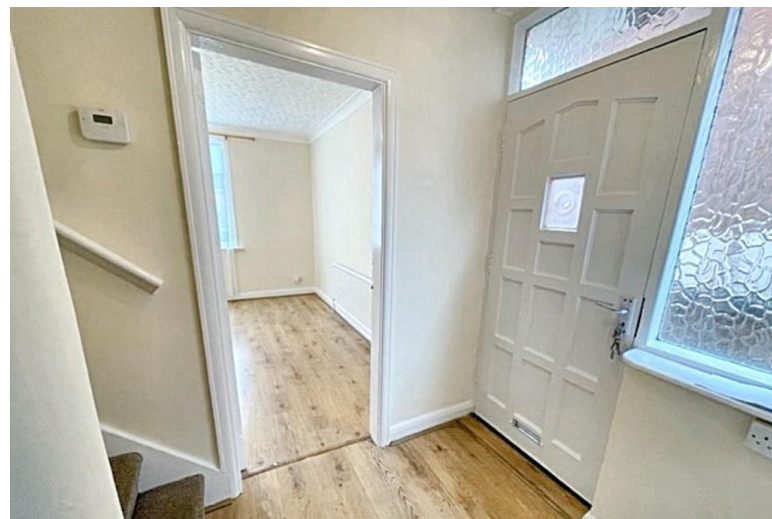
Balderton, Newark, NG24 3DN

**£199,950**

Traditional semi-detached house offered to the open market with no upward chain. In brief, the two story accommodation comprises an Entrance Hallway, three-piece Bathroom, Living Room, Dining Room and Kitchen to the Ground Floor. There are three Bedrooms to the First Floor. The property occupies a good sized plot and offers well-presented, ready to move in accommodation making viewings highly recommended.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Munds.

**LOCATION**

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and excellent transport links.





## ACCOMMODATION

### ENTRANCE HALL

Having opaque windows to the side elevation, laminate flooring, stairs to the first floor and doors to the living room, dining room and to the bathroom.

### LIVING ROOM

13' 7" into recess x 12' 3" (4.14m x 3.73m) With uPVC double glazed window to the front elevation, coving to the ceiling, laminate flooring, radiator and a gas fire.

### BATHROOM

7' 1" x 5' 4" (2.16m x 1.63m) A white three piece bathroom suite comprising a low level WC, pedestal wash hand basin and a bath with an electric shower over, inset spotlights and a uPVC double glazed opaque window to the side elevation.

### DINING ROOM

11' 8" x 7' 11" (3.56m x 2.41m) With under stair storage cupboard, radiator, inset spotlights, built-in cupboard with units and space for a washing machine and laminate flooring which continues through to the kitchen.

### KITCHEN

10' 3" x 6' 4" (3.12m x 1.93m) Fitted wall and base units with work surfaces over, incorporating a sink unit with a stainless steel mixer tap, fitted oven, electric hob, stainless steel extractor hood, space for a fridge freezer, inset spotlights, uPVC double glazed window to the side elevation and uPVC double glazed window and door to the rear elevation.



### FIRST FLOOR LANDING

Galleried landing with doors to all bedrooms, access to the loft and a built-in storage cupboard with shelving and housing the wall mounted combination boiler.

### BEDROOM ONE

14' 0" into recess x 12' 6" (4.27m x 3.81m) With uPVC double glazed window to the front elevation, radiator and laminate flooring.

### BEDROOM TWO

9' 1" x 7' 1" (2.77m x 2.16m) With uPVC double glazed window to the rear elevation, picture rail, radiator and laminate flooring.

### BEDROOM THREE

8' 10" x 6' 4" (2.69m x 1.93m) With uPVC double glazed window to the rear elevation, coving to the ceiling and a radiator.



### OUTSIDE

To the front there is an open plan gravelled area for parking with a pathway to the side. To the rear there is a covered area, patio area, lawn and pathway to a timber built outhouse/shed at the rear of the garden.





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Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

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**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

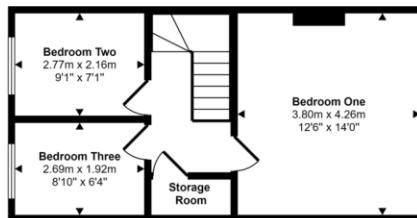
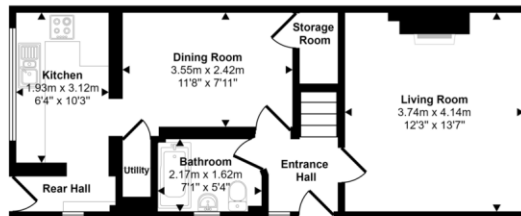
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Approx Gross Internal Area  
81 sq m / 871 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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