



**143 Grove Street**

Balderton, Newark, NG24 3AS



Book a Viewing

**£155,000**

A fantastic opportunity to acquire a three-bedroom town house in need of modernisation, offering excellent potential for personalisation to suit your own taste and style. This property is ideal for buyers looking to create their perfect home. The accommodation benefits from uPVC double glazing and gas central heating throughout. On the ground floor, you will find an entrance hall leading to an open plan L-shaped lounge and dining room with dual aspect windows, providing plenty of natural light and a separate kitchen. Upstairs, the first floor offers three bedrooms and a shower room. Outside, there is an enclosed rear garden providing a private outdoor space and a garage located nearby adds further convenience. This property is offered for sale with no upward chain, making it a straightforward purchase for the right buyer.





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

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

**TENURE** - Freehold.

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

#### **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 has excellent transport links.



## ACCOMMODATION

### ENTRANCE HALL

With uPVC double glazed opaque door, stairs to the first floor and door to the living room.

### LIVING ROOM

13' 3" x 12' 6" (4.04m x 3.81m) With uPVC double glazed window to the front, radiator, coving to the ceiling, electric fire suite, under stairs storage cupboard and open plan to dining room.

### DINING ROOM

9' 11" x 8' 1" (3.02m x 2.46m) With uPVC double glazed window to the rear, door to kitchen, radiator and coving to ceiling.



### KITCHEN

8' 8" x 7' 11" (2.64m x 2.41m) Fitted with wall and base units with a worksurface incorporating a 1½ bowl sink unit with mixer tap, spaces for appliances, tiled splashback, uPVC double glazed window and door to the rear garden.

### LANDING

With radiator and doors to the bedrooms and shower room.

### SHOWER ROOM

7' 11" x 5' 4" (2.41m x 1.63m) Wet room fitted with a wash hand basin, low level WC and electric shower, tiled splashbacks, extractor, radiator and uPVC double glazed opaque window to the rear elevation.



### BEDROOM ONE

12' 8" x 10' 4" (3.86m x 3.15m) With uPVC double glazed window to the front elevation and radiator.

### BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) With uPVC double glazed window to the rear elevation, radiator and built-in cupboard housing the wall mounted gas central heating combi boiler.

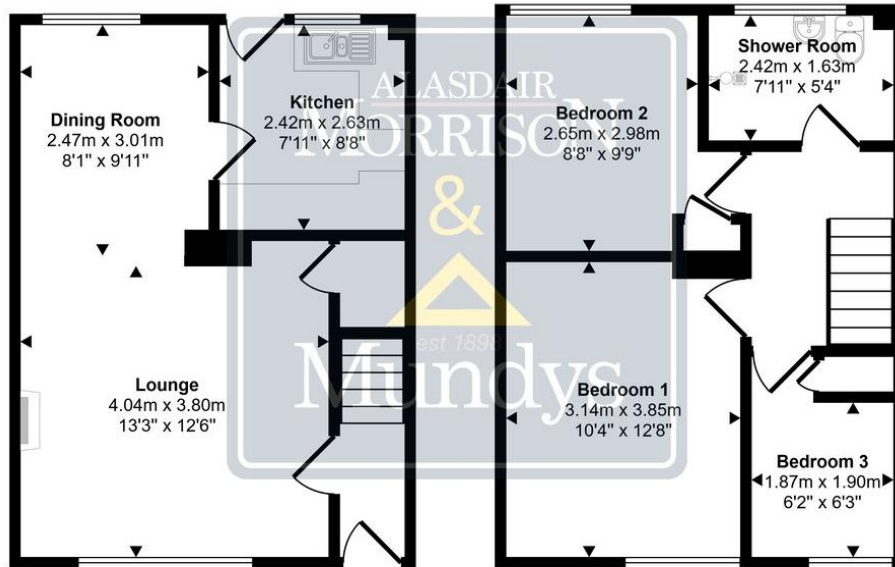
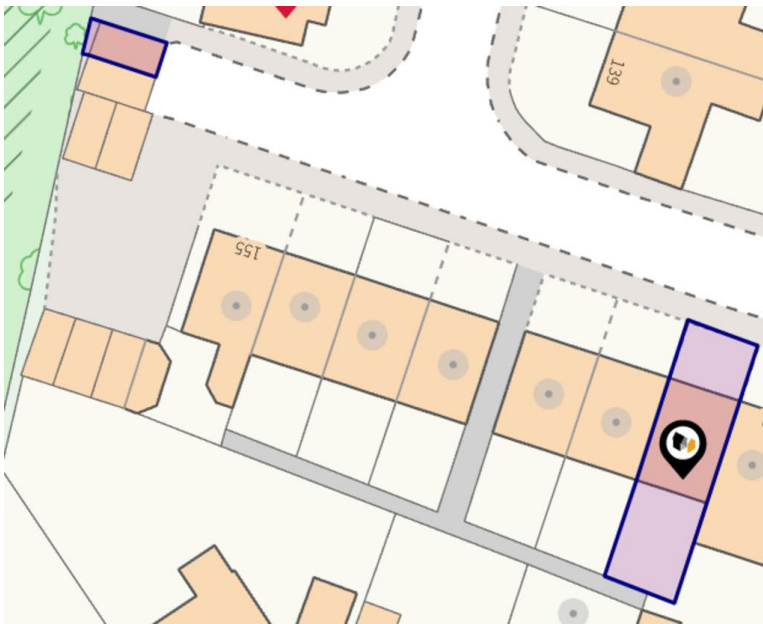
### BEDROOM THREE

6' 3" x 6' 2" (1.91m x 1.88m) With uPVC double glazed window to the front elevation and built-in storage cupboard with shelving.



### OUTSIDE

To the front there is an open plan lawn garden and pathway leading to the front door. To the rear there is an enclosed garden with gated rear access. The garden has been landscaped with lawn and borders for plants and shrubs. There is also a garage close by.



Ground Floor  
Approx 35 sq m / 376 sq ft

First Floor  
Approx 36 sq m / 389 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.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Calum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### 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 thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC352705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

46 Middle Gate  
Newark  
NG24 1AL

[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN

[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS

[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH

[info@mundys.net](mailto:info@mundys.net)  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.