



31 Milton Street, New Balderton, Newark,
NG24 3AP

£140,000
Tel: 01636 611811

 **RICHARD
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PARTNERS
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Situated on Milton street in Balderton, this well presented 1930's semi-detached 3 bedroom house, presents an excellent opportunity for families and first-time buyers alike. The property boasts two spacious reception rooms, including a welcoming lounge and a separate dining room, additionally there is a good size fitted kitchen.

With three well-proportioned bedrooms on the first floor, this home offers ample space for comfortable living. Additionally, there is a family bathroom. The property is set within pleasant and secluded enclosed gardens, which are laid to lawn and planted with mature trees and shrubs, providing a tranquil outdoor space for relaxation and play. The location is convenient for a range of excellent local amenities including shops and schools.

Balderton is a village situated within 3 miles of Newark town centre and commuting distance of Nottingham and Lincoln. Local amenities include Sainsburys, Lidl and Tesco stores, a medical centre, pharmacy, post office and three public houses. The village has two primary schools and the Newark Academy. There are nearby access points for the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes.

This semi detached house is constructed of brick elevations under a slate roof covering. The living accommodation is over two levels and benefits from uPVC double glazed windows and doors. The central heating is gas fired. The living accommodation can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front entrance door, radiator and stairs off.

LOUNGE

12'5 x 10'8 (3.78m x 3.25m)

Double panelled radiator, uPVC window to front elevation, open fireplace with modern tiled fire surround.



DINING ROOM

12'5 x 11'5 (3.78m x 3.48m)

UPVC double glazed window to rear elevation, radiator, marble style fireplace and hearth housing a Living Flame gas fire. Coved ceiling. Recess with fitted cupboard and glass display shelves. Walk in cupboard below stairs with wall mounted shelving.



KITCHEN

8'6 x 10' (2.59m x 3.05m)

UPVC double glazed windows to the side elevation and rear entrance door. Kitchen units with base cupboards and drawers, working surfaces over, inset stainless steel sink and drainer. Plumbing and space for automatic washing machine, tiling to splashbacks. wall mounted cupboards, gas point and space for a cooker. Open plan to back kitchen.



BACK KITCHEN

5'7 x 4'11 (1.70m x 1.50m)

Wall mounted Ideal Logic Heat 15 gas central heating boiler. base cupboards, tiling to splashback.



FIRST FLOOR

BEDROOM ONE

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

Radiator, uPVC double glazed window to front, built in double wardrobe with hanging rail and shelving, recess with fitted shelves.



BEDROOM TWO

13' x 11'5 (3.96m x 3.48m)

UPVC double glazed window to rear elevation, double panelled radiator. Three built in double wardrobes and built in cupboards. Connecting door to bedroom three.



BEDROOM THREE

8'6 x 7'4 (2.59m x 2.24m)

UPVC double glazed window to rear elevation, radiator, loft access hatch. Connecting door to bathroom and Bedroom Two.



BATHROOM

8'6 x 7'5 (2.59m x 2.26m)

Double panelled radiator, uPVC double glazed window to rear elevation, part tiled walls. Suite comprising of low suite WC, pedestal basin, corner bath with wall mounted Triton electric shower over, tiling to splashback. Built in airing cupboard housing hot water cylinder and shelving.



OUTSIDE

There is an enclosed garden to the rear of the house laid out with lawn and planted with trees and shrubs. There is a concrete yard and paved terrace to the rear of the house. Integral outside WC. Brick built shed and greenhouse to the rear of the garden. There are brick built walls to the boundaries.



VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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