





Main Street, Balderton Newark NG24 3NN

william h brown

welcome to

Main Street, Balderton Newark

A CHARMING CHARACTER COTTAGE Situated in the heart of Balderton is this delightful cottage dating back to the 18th century. This beautiful home was originally the old servants' quarters for the Homestead and has been tastefully refurbished reflecting its original character. Viewing highly advised!

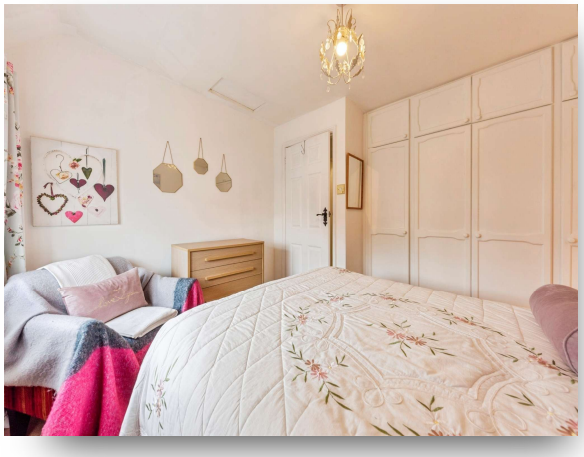












Entrance Hall
Having two radiators and skylight window.

Kitchen
Fitted with a range of wall and base units with work surfacing over, original beams, sink, electric oven, gas hob, extractor, radiator, window to the front and archway to the:

Breakfast Room
Having plumbing for washing machine and dishwasher, radiator, understairs storage pantry/cupboard, window to the front and door to the side passage which has ample storage.

Dining Room
Having artificial beams, a radiator and window to the front.

Lounge
Featuring a fire with mantelpiece, artificial beamed ceiling, solid oak wood flooring, two radiators and double glazed UPVC French doors leading out into the rear courtyard garden.

Cloakroom
Fitted with a wash hand basin with vanity unit below, WC, radiator and window to the side.

First Floor Landing
Having an airing cupboard housing the boiler, further storage cupboard and access to the loft.

Bedroom One
There is a fitted wardrobe, radiator and window to the front.

Bedroom Two
Having fitted wardrobes, radiator, stained glass window looking over the stairs and further window to the front.

Bedroom Three
There is a radiator and window to the rear.

Bathroom
Fitted with a suite comprising a bath with shower over, wash hand basin, WC, radiator and skylight window.

Outside Front
To the front of the property there is a covered porch leading to the front entrance door.

Rear Garden
Externally the property benefits from a beautifully secluded courtyard garden with artificial grass as well as a long private passageway which provides a generous storage space.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 100.4 m² (1,081 sq.ft.) approx

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.propertybox.io

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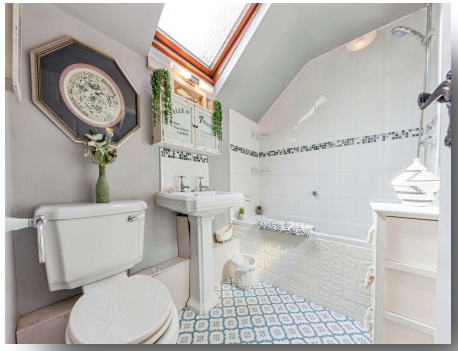
Main Street, Balderton Newark

- 18th CENTURY CHARACTER COTTAGE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWK106573 - 0004

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.

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