

16 Heron Way

Balderton, NG24 3DD

Book a Viewing

£225,000

No Onward Chain. Perfectly positioned for enjoying the outdoors, this attractive home is just a short distance from picturesque Balderton Lake and a variety of lovely local walks. The property itself offers low maintenance gardens, creating an easy-to-manage home while placing nature and open space close at hand. Inside, the bow fronted living room provides a welcoming reception, while the modern refitted kitchen diner creates a stylish and practical hub for everyday life. A heated conservatory overlooks the rear garden, offering a versatile space to relax and enjoy the outlook throughout the seasons. Upstairs are three bedrooms, complemented by a contemporary wet room style shower room. The garage has been thoughtfully converted into a useful home office, currently used as a gym, providing valuable additional space for working from home, exercise or hobbies. Having undergone a programme of modernisation by the current owners, this turnkey home is ready to enjoy, combining contemporary comfort with a sought after location close to Balderton Lake, walks and local amenities.





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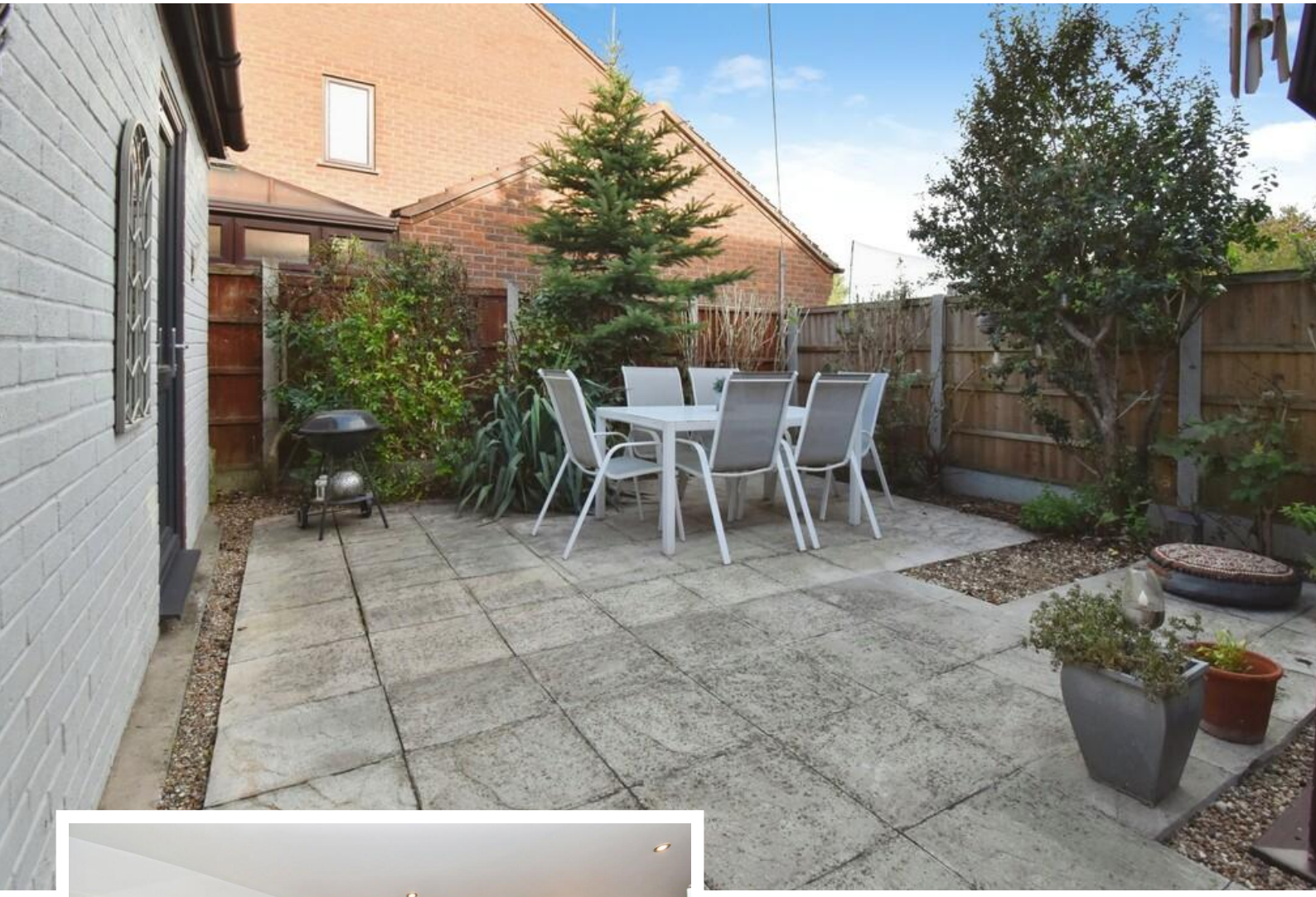
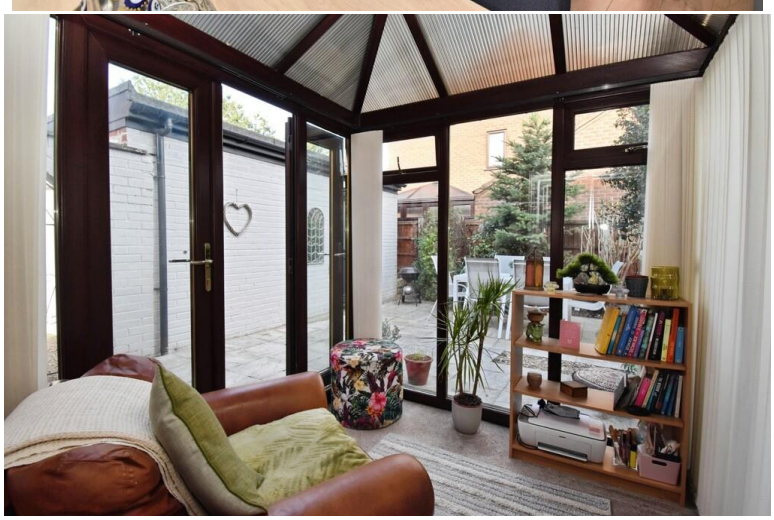






LOCATION
Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities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

ACCOMMODATION

ENTRANCE LOBBY
With double glazed door, radiator, stairs to the first floor and door to the living room.

LIVING ROOM
12' 9" x 12' 9" (3.9m x 3.9m) With uPVC double glazed bow window to the front elevation, radiator, inset spotlights, gas fire suite and archway to kitchen diner.

KITCHEN DINER
16' 0" x 8' 6" (4.9m x 2.6m) Modern fitted wall and base units with a work surface incorporating a sink unit with mixer tap, spaces for a washing machine and for a fridge freezer, fitted oven, ceramic hob and stainless steel extractor hood, cupboard housing the gas fired combination central heating boiler, inset spotlights, independent low energy lighting circuits, under-stair storage cupboard, laminate flooring, uPVC double glazed door to the side and uPVC double glazed window and doble glazed French doors to the conservatory at the rear.









CONSERVATORY
7' 10" x 6' 10" (2.4m x 2.1m) With uPVC double glazed windows and French doors onto the garden at the rear, radiator and polycarbonate roof.

LANDING
With access to the loft space which is part boarded and well insulated with lighting, inset spotlights, built-in storage cupboard, doors to the bedrooms and the shower room.

SHOWER ROOM
5' 6" x 5' 6" (1.7m x 1.7m) Modern refitted suite comprising tiled wet room style floor with tiled splashback, glass shower screen and electric shower, low level WC, wash hand basin set with vanity unit, stainless steel heated towel rail, inset spotlights, extractor and uPVC double glazed opaque window to the rear elevation.

BEDROOM ONE
12' 9" maximum x 8' 6" (3.9m x 2.6m) With uPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO
9' 10" x 8' 10" (3m x 2.7m) With uPVC double glazed window to the rear elevation with lake views and a radiator.

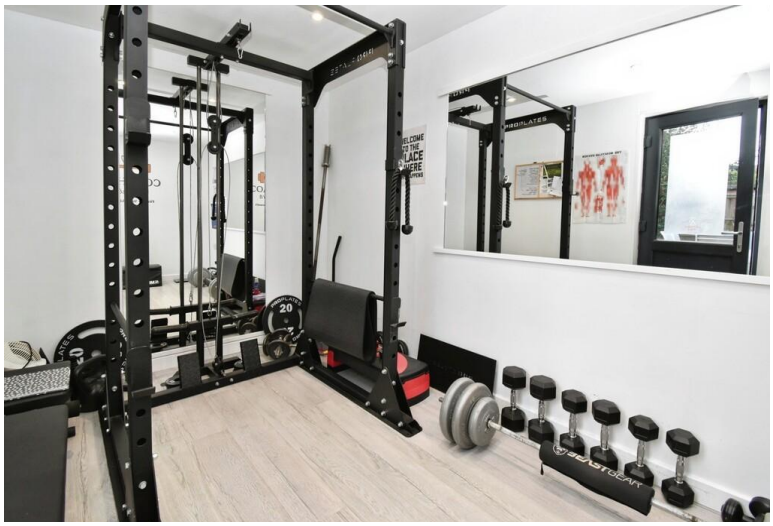
BEDROOM THREE
7' 6" x 6' 10" (2.3m x 2.1m) With uPVC double glazed window to the front elevation and a radiator.

HOME OFFICE / GYM
12' 9" x 7' 2" (3.9m x 2.2m) Accessed by uPVC double glazed door from the patio, laminate flooring, inset spotlights, electrically powered infra red panel radiator suitable for all year around use. The conversion is fully compliant with full Building Regulations including a new roof and increased roof height.

STORAGE
8' 2" x 3' 3" (2.5m x 1m) With an electric roller door, shelving, external ventilation inset for tumble dryer, electrical point and lighting.

OUTSIDE
Gravel drive at the side with secure wrought iron arched gated access to the rear garden via a brick archway from the drive. Front garden landscaped with pathway to front door and barked area for shrubs. Garden is a low maintenance landscaped rear garden, paved with borders for plants and shrubs, external security lighting over the drive and kitchen door and outside tap. uPVC double glazed door to the converted garage which is currently utilised as a gym.

NOTE:
The property has undergone modernisation including rewiring, new gas boiler and overhauled gas central heating. PV panels to the roof owned by the property.





KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A (Newark and Sherwood DC).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

VIEWINGS - By prior appointment through Mundys.

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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.

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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:

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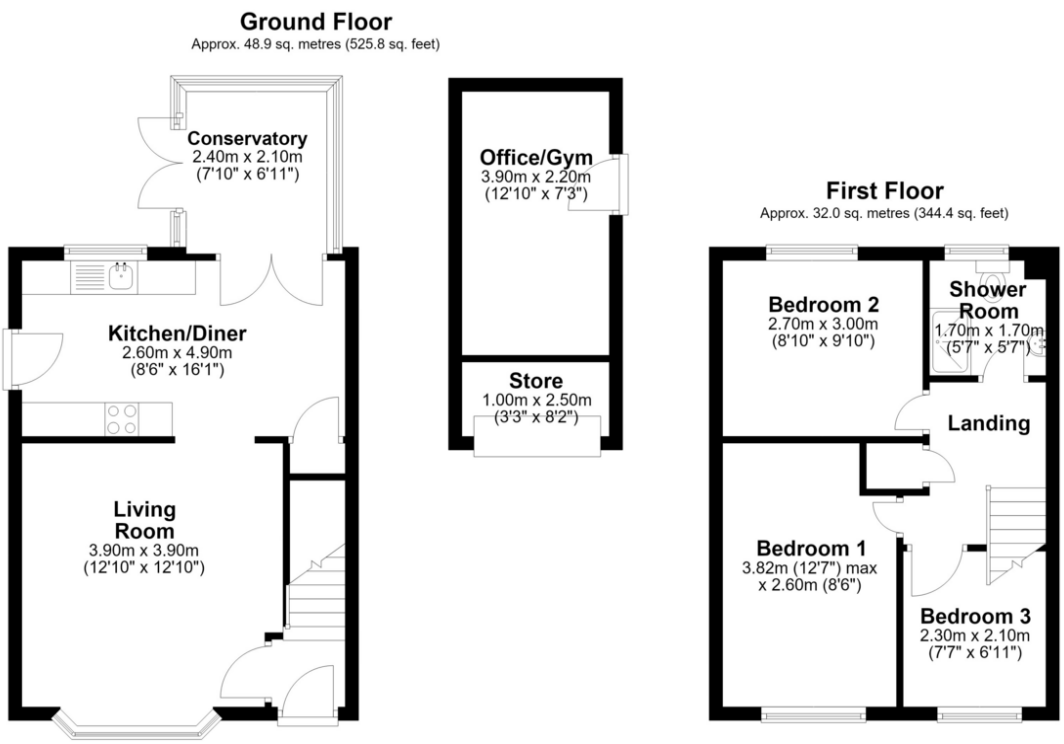

Total area: approx. 80.8 sq. metres (870.2 sq. feet)

16 Heron Way, Newark

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NG25 0EN
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Market Rasen
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for 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 recheck the measurements.

The Property Ombudsman