



Macaulay Drive, Balderton



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Asking Price £230,000



Key Features

- Semi Detached Home
- Three Well-Proportioned Bedrooms
- Quality Bathroom Suite & G/F WC
- Dual Aspect Lounge
- Dining Kitchen
- Single Garage
- Generous Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold



Tastefully presented, this 'Fosters' semi-detached home is conveniently located a stone's throw from Chuter Ede Primary School as well as a range of local amenities and boasts a generous rear garden with plenty of scope for extension if required (subject to relevant permissions). The property's accommodation comprises to the ground floor: inviting entrance hallway, spacious dual aspect lounge with doors opening to the rear garden, dining kitchen with a further set of doors opening to the rear garden, two useful storage cupboards and appliances to include a four-ring gas hob, double electric combi oven, microwave and integrated dishwasher. Double doors open to a lobby area with access to a WC, storage cupboard which houses the central heating boiler and the integral garage. The first floor has a quality family bathroom suite and three well-proportioned bedrooms.

Outside, the property is approached with a low maintenance frontage with driveway which provides off street parking for at least two vehicles. The rear garden enjoys a wonderful degree of privacy and is predominantly laid to lawn, with a pleasant seating/entertaining area. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 11'0" x 6'1" (3.4m x 1.9m)

Lounge 18'10" x 11'1" (5.7m x 3.4m)

Dining Kitchen 12'6" x 10'11" (3.8m x 3.3m)

Lobby 6'7" x 4'6" (2m x 1.4m)

Ground Floor WC 4'1" x 2'10" (1.2m x 0.9m)

First Floor Landing

Bedroom One 11'10" x 11'0" (3.6m x 3.4m)

Bedroom Two 10'11" x 8'9" (3.3m x 2.7m)

Bedroom Three 11'1" x 6'7" (3.4m x 2m)

Family Bathroom 9'2" x 7'8" (2.8m x 2.3m)

maximum measurements

Integral Garage 14'9" x 9'5" (4.5m x 2.9m)

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

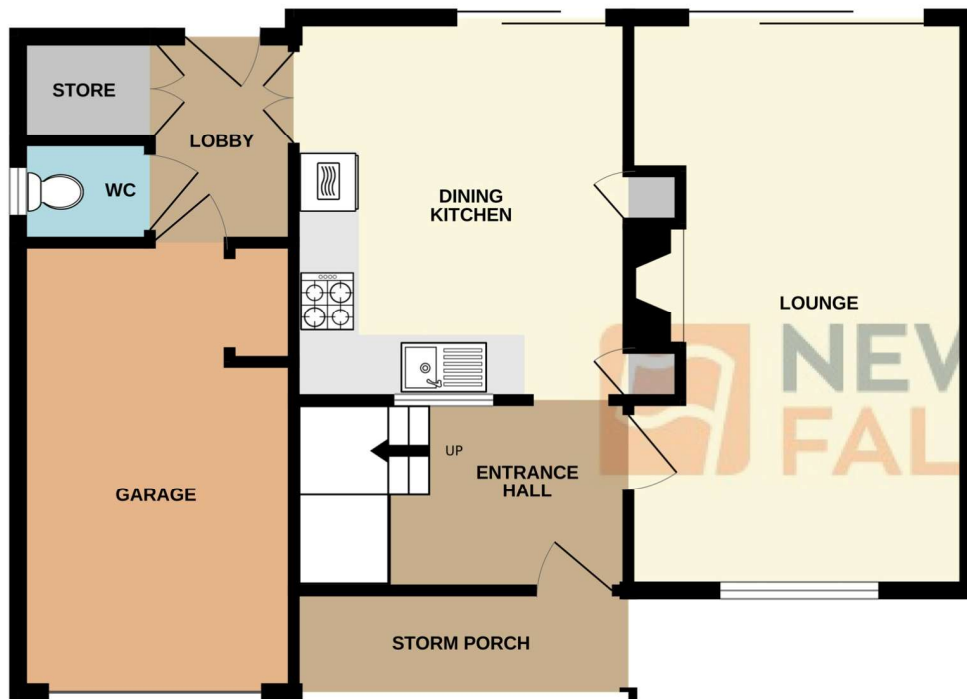
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



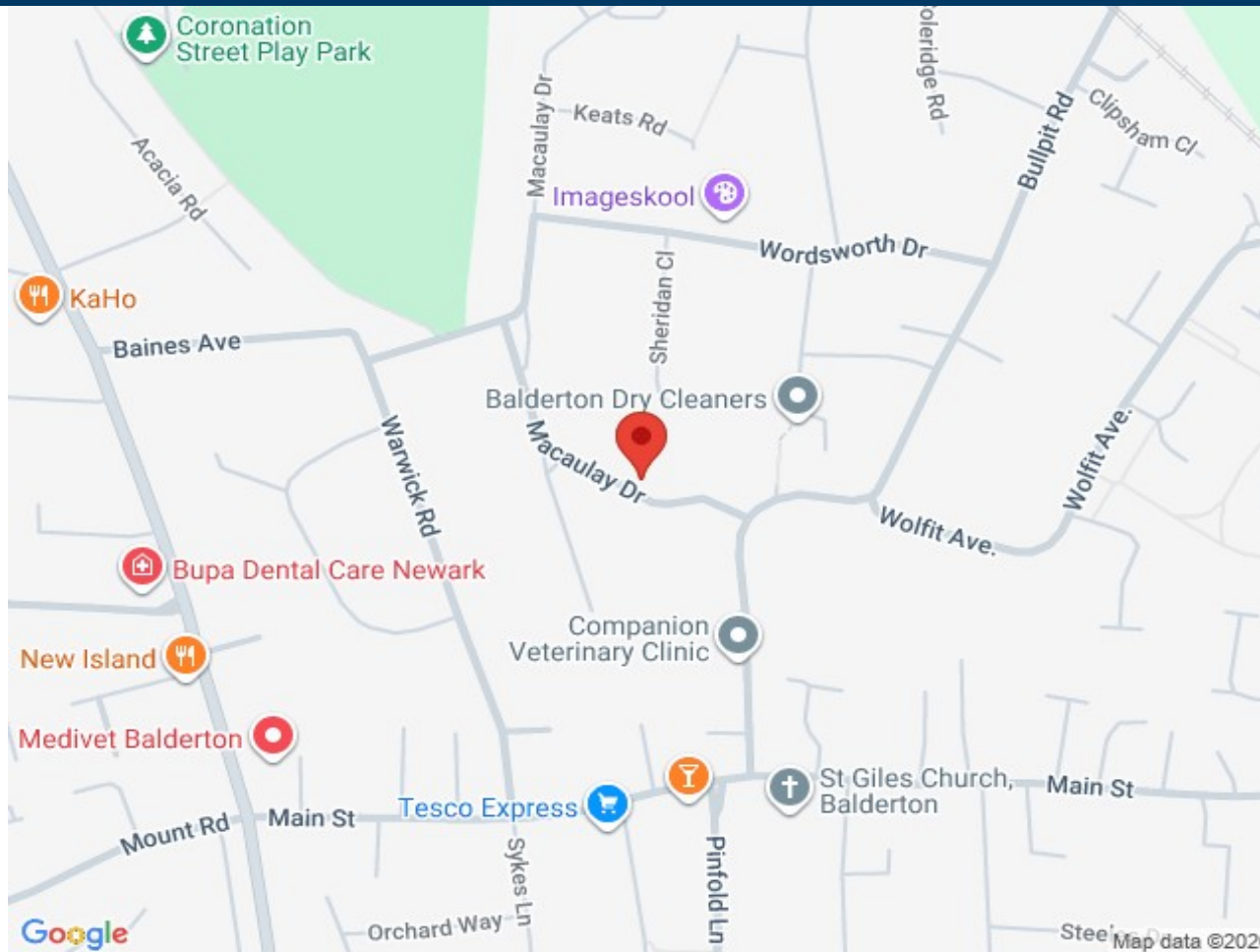
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

