

## Wetsyke Lane, Balderton NG24 3NY



A substantial four bedroom detached family home standing on an excellent sized plot in this very popular location. In addition to the four double bedrooms, there are two reception rooms, an excellent sized dining kitchen, utility room and first floor bathroom. The property has an integral garage and a good sized garden to the rear. Double glazing and gas central heating are installed.

**£300,000**







### Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

### Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

#### Reception Hallway

This very spacious reception hallway has an open tread staircase rising to the first floor and beneath this is a useful study area. The hallway provides access to the lounge, the dining room and dining kitchen, and has cornice to the ceiling, two ceiling light points and a radiator.

#### Lounge 15' 11" x 14' 9" (4.85m x 4.49m)

This excellent sized and well proportioned reception room has a large window to the front elevation. The focal point of the room is the fireplace with electric fire inset. The lounge also has cornice to the ceiling, dado rail, both wall and ceiling light points and a radiator.

#### Dining Kitchen 20' 8" x 9' 0" (6.29m x 2.74m)

The dining kitchen has dual aspect windows to the rear and side elevations and is of sufficient size to comfortably accommodate a large dining table. The kitchen area is fitted with a range of base and wall units with roll top worksurfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, space for a free standing gas cooker and further space for a vertical fridge/freezer. The dining kitchen has cornice to the ceiling, two ceiling light points and a radiator. A door leads into the utility room.

#### Utility Room 8' 11" x 6' 3" (2.72m x 1.90m)

Having a window to the rear elevation and a half glazed door providing access out to the garden. The utility room is fitted with base and wall units with roll top worksurfaces, beneath which is space and plumbing for both a washing machine and a tumble dryer. There is a ceiling light point. The central heating boiler is located here.

#### Dining Room/Garden Room 11' 6" x 10' 1" (3.50m x 3.07m)

This bright and airy room has a high level window to the front elevation and sliding patio doors to the rear providing access out to the deck and garden beyond. The room has cornice to the ceiling, a ceiling light point and a radiator.

## First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into the four double bedrooms and the bathroom. The landing has two useful storage cupboards, cornice to the ceiling and two ceiling light points. Access to the roof space is obtained from here.

### Bedroom One 13' 11" x 10' 4" (4.24m x 3.15m) (excluding wardrobes)

A very good sized double bedroom with a large window to the front elevation. The bedroom has a comprehensive suite of fitted wardrobes, cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Two 15' 9" x 9' 6" (4.80m x 2.89m)

A double bedroom with dual aspect windows to the front and side elevations, a ceiling light point and a radiator.

### Bedroom Three 12' 11" x 10' 7" (3.93m x 3.22m)

A further double bedroom, having a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Four 12' 11" x 8' 8" (3.93m x 2.64m)

An excellent sized fourth bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

### Bathroom 11' 6" x 4' 7" (3.50m x 1.40m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has cornice to the ceiling, two ceiling light points and a heated towel rail.

## Outside

To the front of the property is a driveway and hard standing providing off road parking for numerous vehicles, and in turn leads to the garage. A footpath leads down the side of the property where there is gated access to the rear garden.

## Rear Garden

The fabulous sized rear garden is fully enclosed and laid primarily to lawn edged with borders containing a number of mature shrubs and plants. Situated adjacent to the rear of the house is a sizeable decked area ideal for outdoor seating and entertaining. The large timber workshop and summerhouse are included within the sale.

## Council Tax

The property is in Band C.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

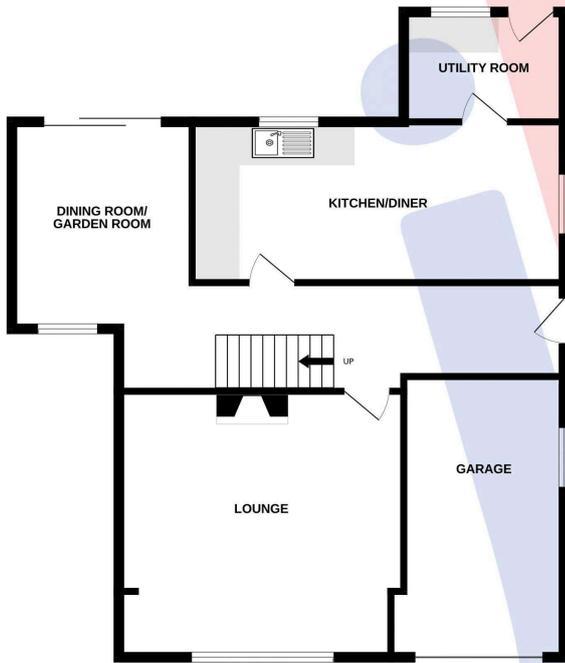
Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

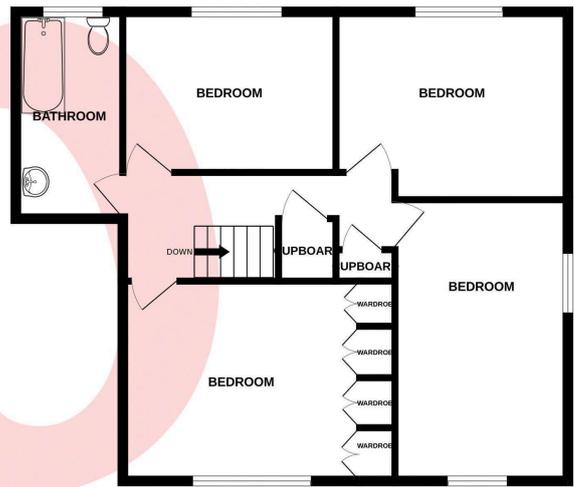
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 1574 sq.ft. (146.2 sq.m.) approx.

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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