



Queen Street, Balderton, Newark

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OLIVER REILLY



Queen Street, Balderton, Newark

Guide Price £210,000 - £220,000

- POPULAR 'FOSTERS' SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- OPEN-PLAN DINING KITCHEN
- DELIGHTFUL ENCLOSED REAR GARDEN
- POTENTIAL TO IMPROVE & MAKE YOUR OWN!
- THREE BEDROOMS
- LARGE LIVING ROOM & CONSERVATORY
- MODERNISATION REQUIRED
- INTEGRAL SINGLE GARAGE & DRIVEWAY
- CLOSE TO SCHOOLS & AMENITIES! Tenure: Freehold. EPC 'D'

Guide Price: £210,000 - £220,000. A HOME TO MAKE YOUR OWN!
Pleasantly situated in a sought-after area of Balderton, stands an exciting and much-loved semi-detached home. Welcoming an excellent opportunity for families to make the next move and up-size! Enhanced by its convenient location, close to local amenities, schools, and main roads, ensuring that everything you need is within easy reach. This accessibility makes it an ideal choice for families seeking a balance between suburban tranquillity and urban convenience.

While the property showcases the popular 'Fosters' design, it does require some modernisation, allowing you to put your personal touch on the home and truly make it your own. This aspect also presents a fantastic opportunity to add value, making it an attractive prospect for those looking to invest in a property with potential.

The house features an entrance porch, ground floor W.C, inviting inner hallway, a large DUAL-ASPECT living room, spacious OPEN-PLAN DINING KITCHEN, conservatory and a rear lobby/ utility area.
The first floor occupies THREE WELL-PROPORTIONED BEDROOMS and a three-piece family bathroom.

Externally, the property provides a multi-vehicle driveway and access into an integral single garage. The lovely and fully enclosed rear garden will also leave much to your imagination.

Further benefits include uPVC double glazing (excluding the conservatory) and gas central heating, via a modern boiler, installed in 2024.

Offering a wonderful opportunity to create lasting memories, chances like this don't come around to often!



PORCH:	6'7 x 3'5 (2.01m x 1.04m)
GROUND FLOOR W.C:	4'7 x 3'4 (1.40m x 1.02m)
INNER ENTRANCE HALL: Max measurements provided.	11'10 x 5'9 (3.61m x 1.75m)
DUAL-ASPECT LIVING ROOM:	19'2 x 11'1 (5.84m x 3.38m)
DINING KITCHEN:	12'7 x 11'2 (3.84m x 3.40m)
UTILITY ROOM:	9'2 x 5'10 (2.79m x 1.78m)
CONSERVATORY: Of part brick and uPVC construction, with a sloped poly-carbonate roof. Providing carpeted flooring, power sockets and lighting. Wooden double glazed windows to both side and rear elevations. Wooden double glazed French doors open out to the garden.	10'4 x 8'6 (3.15m x 2.59m)
FIRST FLOOR LANDING: With loft hatch access point. Providing a pull-down ladder and boarding for storage.	6'6 x 2'9 (1.98m x 0.84m)
MASTER BEDROOM:	11'9 x 11'1 (3.58m x 3.38m)
BEDROOM TWO:	11'2 x 8'9 (3.40m x 2.67m)
BEDROOM THREE:	11'10 x 6'3 (3.61m x 1.91m)
FAMILY BATHROOM: Max measurements provided.	9'4 x 7'9 (2.84m x 2.36m)





INTEGRAL SINGLE GARAGE:

15'4 x 9'4 (4.67m x 2.84m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the modern 'GLOWWORM' gas fired boiler, electricity/ gas meters and the electrical RCD consumer unit. Fitted base units with work surface and inset sink. The garage space holds great scope to be utilised into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:

This well-proportioned semi-detached home is pleasantly situated in a popular residential cul-de-sac, conveniently located close to local amenities and major road links. The property is approached via a dropped kerb leading to an extensive concrete driveway, providing ample off-street parking. Large gravelled borders offer further parking potential, while mature hedging to the side boundaries and a low-level front wall create an attractive frontage. The main entrance is sheltered by a covered porch with an external wall light.

To the right-hand side of the property, a wrought iron pedestrian gate opens onto a concrete pathway with gravelled borders and provisional space for a garden shed. This pathway leads to the enclosed rear garden, which is predominantly laid to lawn and complemented by a variety of established shrubs and bushes, together with decorative gravelled areas.

A generous paved patio, accessed directly from the conservatory via French doors, provides an ideal space for outdoor dining and entertaining., with an external wall light. There are fenced side and rear boundaries to ensure privacy and security.

Approximate Size: 1,183 Square Ft.

Measurements are approximate and for guidance only. This includes the integral single garage.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern boiler, installed in 2024 and uPVC double glazing, this excludes the wooden windows in the conservatory.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (61)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



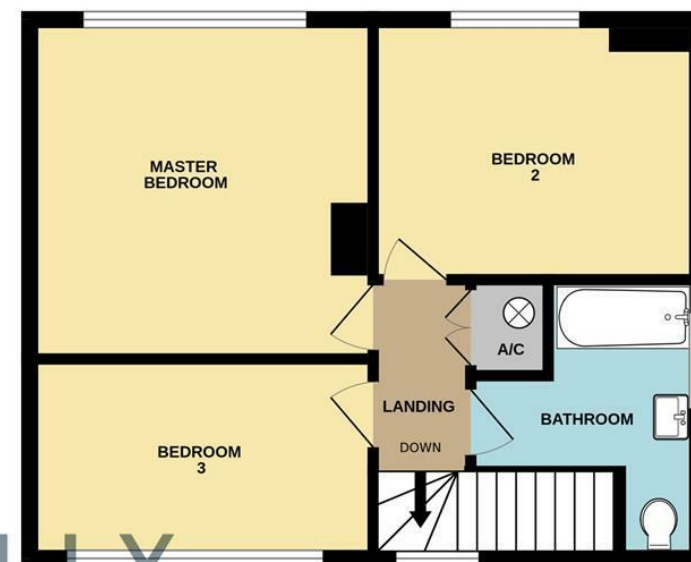
Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

GROUND FLOOR



1ST FLOOR



Viewing Arrangements:

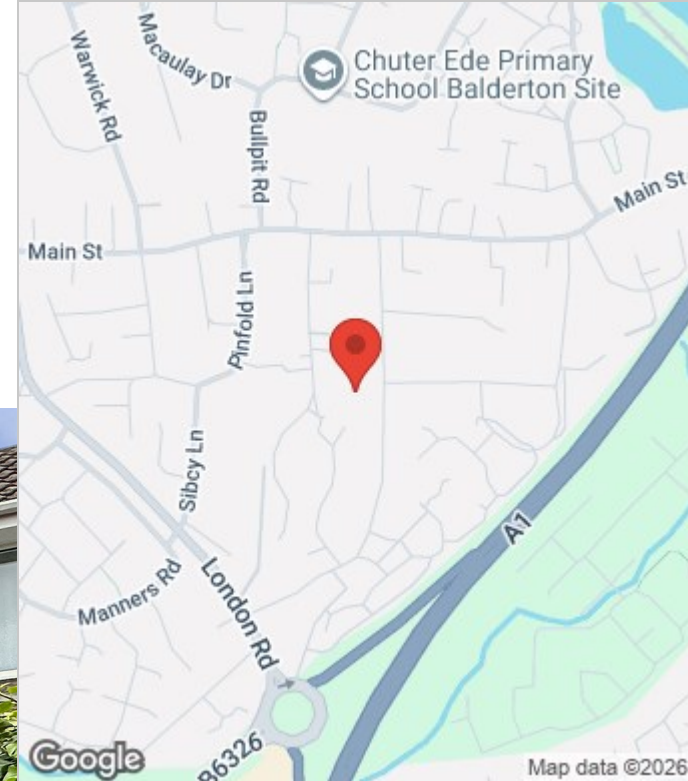
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	73

England & Wales

EU Directive
2002/91/EC



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