

Lacey Green, Balderton

OIRO £210,000

NEWTON FALLOWELL

Lacey Green

Balderton, Newark

MARKETED WITH NO CHAIN Conveniently positioned within a popular residential area, this extended detached home offers generous and versatile accommodation, making it an excellent choice for families or buyers seeking flexible living space.

Ideally situated for access to the A1 and a variety of local amenities, the property benefits from three reception rooms, a large detached garage and an attached workshop/store, providing considerable scope for a range of lifestyle and practical requirements.

The accommodation begins with an entrance hallway featuring a useful oak L-shaped workspace, creating an ideal home-working environment. Stairs rise to the first floor, while a door leads through to the ground floor accommodation, which includes a spacious lounge, dining room and an L-shaped kitchen.

The dining room benefits from open-plan access to both the kitchen and a delightful garden room, which enjoys a skylight and French doors opening onto the rear garden. A further door provides access to a utility room and downstairs WC.

To the first floor, the landing provides access to three well-proportioned bedrooms, with two benefiting from fitted storage, together with a generous family bathroom suite. From the landing, there is also access to a useful storage cupboard and a pull down ladder gives access to a loft space.





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Outside, the property enjoys a small lawned frontage with a paved pathway leading to the front entrance. A block-paved driveway extends alongside the property and continues through gates to the rear, providing access to the large detached garage.

The garage benefits from an attached workshop/store, with both spaces having power and lighting connected, offering excellent flexibility for storage, hobbies, home working or a variety of other uses.

The rear garden features a small lawned area together with a particularly appealing private paved seating area, providing a pleasant space for outdoor relaxation and entertaining. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hall & Study Area
12' 1" x 5' 10" (3.68m x 1.78m)

Lounge
11' 7" x 11' 1" (3.53m x 3.38m)

Dining Room
8' 5" x 8' 4" (2.56m x 2.54m)

Garden Room
11' 4" x 8' 4" (3.45m x 2.54m)

Kitchen
11' 6" x 9' 0" (3.50m x 2.74m)
maximum measurements

Utility Room
8' 5" x 5' 8" (2.56m x 1.73m)
maximum measurements

Ground Floor WC
4' 4" x 2' 5" (1.32m x 0.74m)

Bedroom One
11' 2" x 8' 7" (3.40m x 2.62m)

Bedroom Two
11' 0" x 8' 1" (3.35m x 2.46m)
maximum measurements

Bedroom Three
8' 0" x 6' 0" (2.44m x 1.83m)

Bathroom
8' 6" x 6' 3" (2.59m x 1.91m)
maximum measurements

Garage
19' 5" x 14' 1" (5.92m x 4.29m)

Workshop/Store
11' 11" x 6' 9" (3.63m x 2.06m)
maximum measurements













Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,210 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.

Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

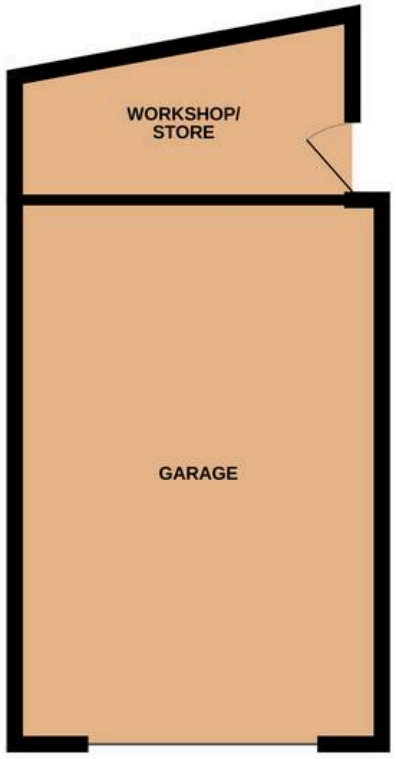
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.







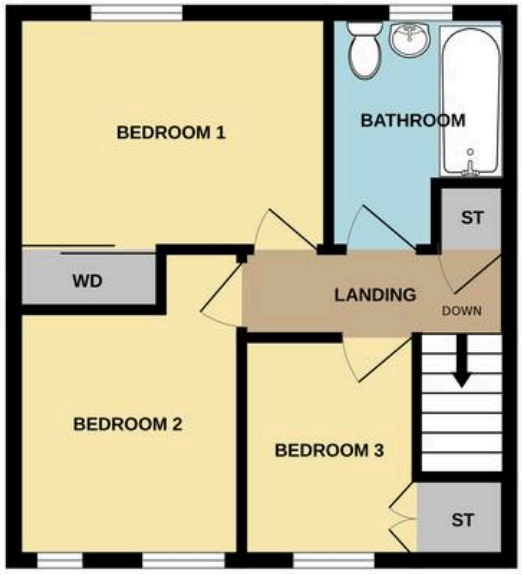
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



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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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