



Rowan Way, Balderton

Guide Price £230,000 to £235,000



Rowan Way

Balderton, Newark

MARKETED WITH NO CHAIN Enjoying a pleasant corner plot position in the popular 'Lakeside' area of Balderton, this detached home benefits from ample off street parking to the side and rear of the property, and falls within comfortable walking distance of a range of local amenities including great school catchment and beautiful lake walks.

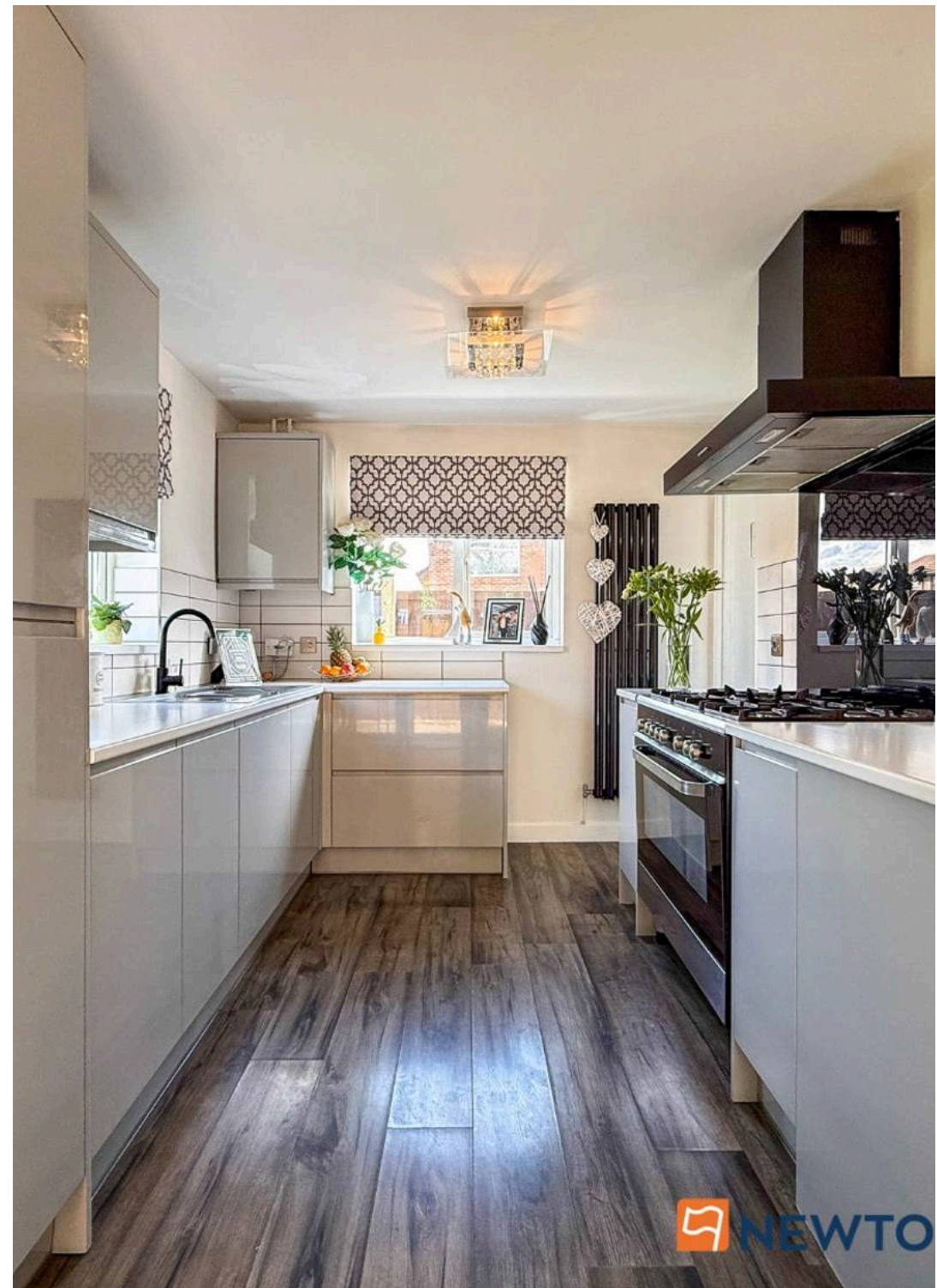
The property's accommodation comprises to the ground floor: entrance hallway, W/C and bay fronted lounge/diner which opens through to the kitchen. The kitchen benefits from an abundance of storage, sliding doors to outside and a range cooker, which has a gas hob and electric oven. The first floor has a welcoming landing space and gives access to a quality family bathroom suite, and three well-proportioned bedrooms with two bedrooms having fitted wardrobes.

Outside, this home boasts a tarmac and gravelled driveway to the side with gates that extend further to more parking opportunities. The driveway leads up to a garage/store and a versatile room that is accessed from the garden and can be utilised for a variety of purposes. The garden is predominantly laid to lawn with a paved entertaining area. Other features of the property include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

6' 1" x 2' 10" (1.85m x 0.86m)

Ground Floor WC

5' 4" x 3' 4" (1.63m x 1.02m)

Lounge/Diner

17' 8" x 10' 10" (5.38m x 3.30m)

maximum measurements into bay window

Kitchen

15' 10" x 11' 7" (4.83m x 3.53m)

maximum measurements

Bedroom One

11' 9" x 11' 0" (3.58m x 3.35m)

maximum measurements

Bedroom Two

11' 1" x 11' 0" (3.38m x 3.35m)

maximum measurements

Bedroom Three

8' 1" x 6' 10" (2.46m x 2.08m)

Bathroom

8' 8" x 7' 1" (2.64m x 2.16m)

maximum measurements

Garage/Store

7' 5" x 5' 2" (2.26m x 1.57m)

Home Office/Games Room

11' 2" x 7' 2" (3.40m x 2.18m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 964 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

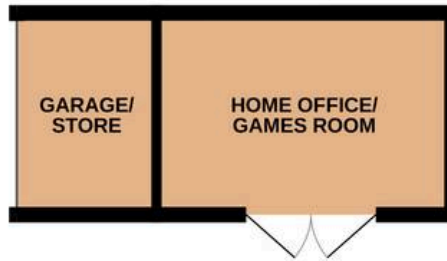
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

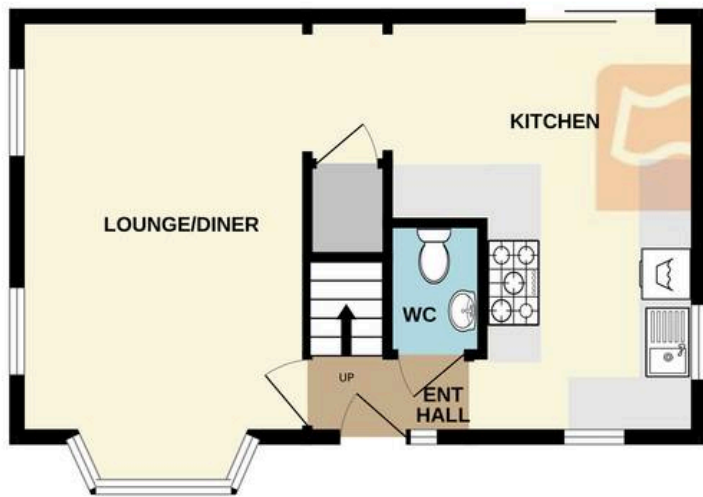
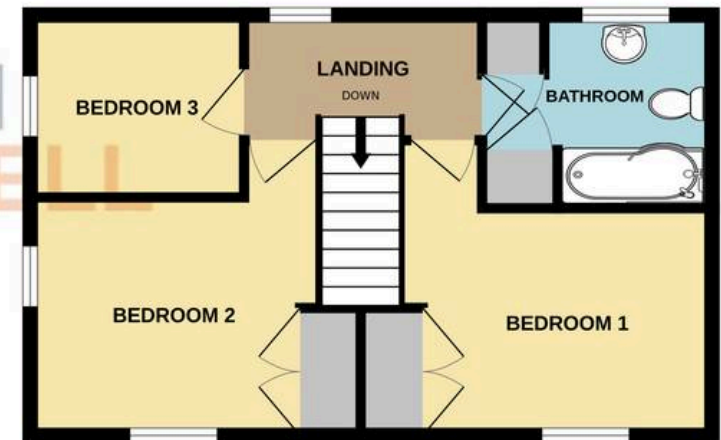
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GROUND FLOOR



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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