



Queen Street, Balderton
Asking Price £325,000



Queen Street

Balderton, Newark

Full of character, charm and genuine versatility, 'Spring Cottage' is a delightful detached cottage enjoying a wonderfully private non-estate position in the heart of Balderton.

The property occupies an attractive south west facing plot and offers a rare combination of charming cottage accommodation, extensive gated parking and a substantial detached garage with a first-floor room, creating exciting potential for a variety of uses, including the possibility of creating self-contained annexe accommodation, subject to the necessary consents.

The cottage is ideally positioned within easy walking distance of a range of local amenities, whilst also offering excellent access to the A1 and Newark town centre, making this a particularly appealing home for those seeking character and privacy without compromising on convenience.

Internally, the property retains a wealth of charm and is approached via a welcoming entrance into a beautiful farmhouse-style kitchen, fitted with a combination of wooden and granite work surfaces, a traditional double Belfast sink and provision for a range cooker.

The charming dual aspect lounge forms the heart of the cottage and features a multi-fuel burning stove, French doors opening onto the rear garden, useful under-stairs storage and stairs rising to the first floor. The ground floor is completed by an inner hallway providing access to a pleasant family bathroom suite.

To the first floor, a small landing with useful storage cupboard gives access to two well-proportioned double bedrooms, with the main bedroom benefiting from fitted wardrobes.





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Outside is where this property truly comes into its own. The cottage is approached through beautiful wooden double gates, complemented by a separate pedestrian gate, opening onto a generous initial parking area. A further gate leads through to an extensive gated driveway, providing an excellent degree of privacy and ample parking before leading to the detached double garage.

The detached garage is particularly impressive, offering double vehicle accommodation, a first-floor room and a large turning area to the front. The first-floor space provides superb flexibility and could lend itself to a home office, studio, hobby room or a variety of other uses. There is also significant potential for further conversion, including the possibility of creating self-contained annexe-style accommodation, subject to the necessary planning and building regulations consents.

The south west facing rear garden enjoys a wonderful degree of privacy and features a generous paved seating area, detached garden room, lawned area and a mature selection of established plants, shrubs and trees, creating an attractive and secluded outdoor setting. 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: D

Dining Kitchen

12' 7" x 11' 11" (3.83m x 3.63m)

Lounge

18' 8" x 12' 7" (5.69m x 3.83m)

maximum measurements

Inner Hall

6' 1" x 4' 1" (1.85m x 1.25m)

maximum measurements

Ground Floor Bathroom

9' 0" x 6' 0" (2.74m x 1.83m)

maximum measurements

Bedroom One

12' 8" x 12' 0" (3.86m x 3.66m)

maximum measurements

Bedroom Two

12' 8" x 11' 10" (3.86m x 3.61m)

maximum measurements

Garden Room

10' 8" x 10' 8" (3.25m x 3.25m)

maximum measurements

Detached Garage

22' 5" x 19' 2" (6.83m x 5.84m)

Home Office/Hobby Room

22' 8" x 10' 1" (6.91m x 3.07m)





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.

Agent's Note - Conservation Area

Please note that the property is located within the Balderton conservation area.



Services

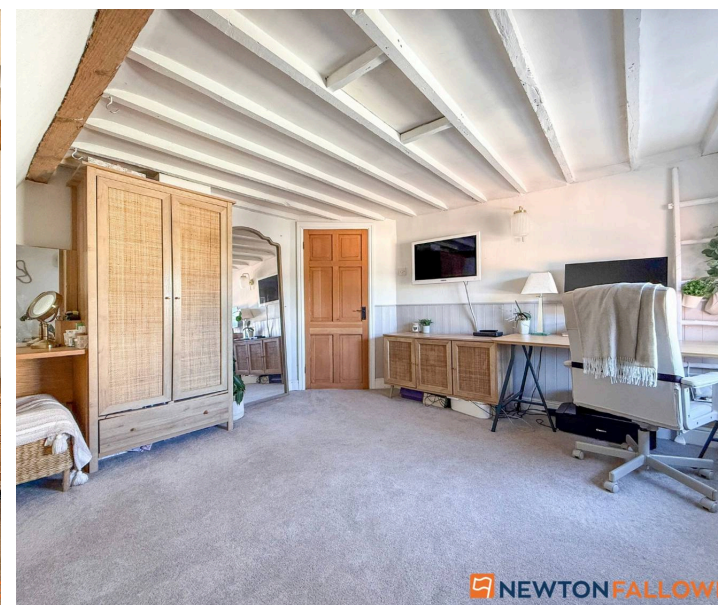
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,633 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.





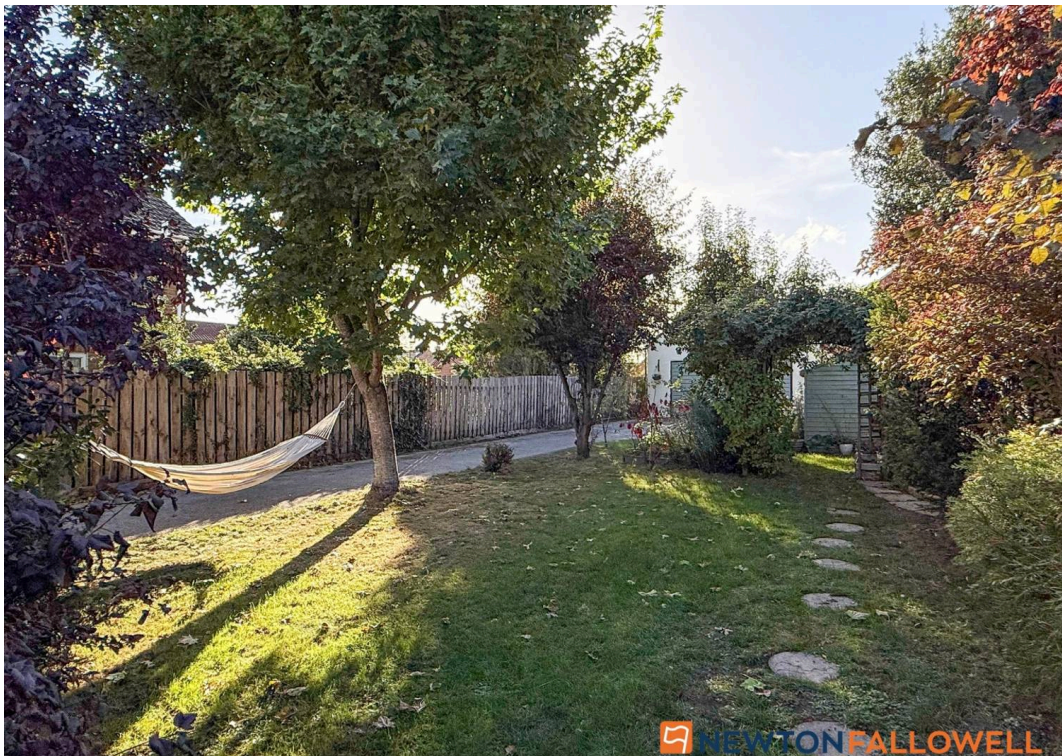
Anti-Money Laundering Regulations

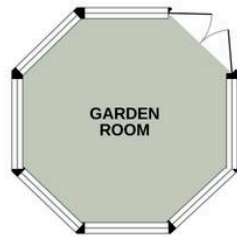
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.







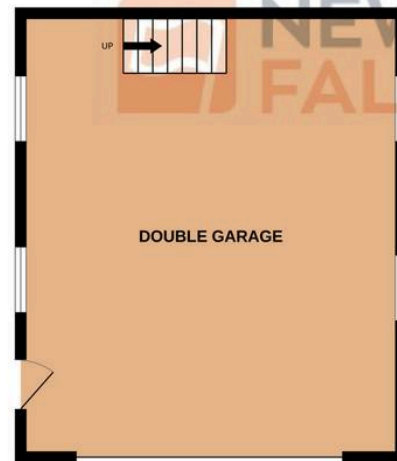
GROUND FLOOR



1ST FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST 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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