36 Pinfold Lane, Balderton, Newark, Nottinghamshire, NG24 3LP

£130,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A characterful three bedroom end terraced home occupying a corner position, offering spacious accommodation arranged over three floors, situated on Pinfold Lane, an exceptionally well-regarded position within the older part of Balderton village.

The property was originally constructed circa 1900 and has been extended to the rear with a more modern brick and tile addition, creating a well-balanced home that combines period character with practical living space. The property benefits from UPVC double glazing throughout and gas fired central heating.

The ground floor accommodation includes a lounge to the front aspect, along with a separate dining room positioned to the rear, providing a versatile layout for everyday living and entertaining. A lobby with staircase connects the spaces, while the kitchen is located to the rear of the property, leading through to a rear lobby and ground floor bathroom.

To the first floor are two good sized bedrooms, both well-proportioned. A further staircase rises to the second floor, where a third bedroom is located, featuring a gable window and offering an additional private and flexible space.

Externally, the property benefits from a rear garden, providing outdoor space with potential for further landscaping or personalisation. In addition, there is a gravelled driveway providing off road parking.

Balderton is a highly sought-after village located just to the south of Newark-on-Trent, offering an excellent range of everyday amenities and a strong sense of community. The village benefits from a variety of shops, supermarkets, cafes and public houses, along with well-regarded primary and secondary schools, making it particularly popular with families.

For commuters, Balderton is ideally positioned with easy access to the A1 and A46, providing convenient links to Nottingham, Lincoln and beyond. Newark North Gate railway station offers direct services to London King's Cross in approximately 75 minutes, making the area well suited to those requiring regular travel.

The village also enjoys a range of green spaces and recreational facilities, along with nearby lakeside walks and access to cycle routes, combining convenience with a pleasant village lifestyle.

This end terraced house is likely to date from around 1900 and is constructed of brick under a slate roof covering, with a later modern brick and tile extension added to the rear. Windows are UPVC double glazed and central heating is gas fired. The living accommodation can be described in more detail as follows;

GROUND FLOOR

ENTRANCE HALL
UPVC entrance door leads to:-

INNER LOBBY
With staircase.

LOUNGE
12'5" x 11'2" (3.78m x 3.40m)
A pleasant room at the front of the house. Radiator.

DINING ROOM
12'7" x 12'3" (3.84m x 3.73m)
A good sized living room, with cupboard under the stairs and central heating radiator.

KITCHEN
12'0" x 6'5" (3.66m x 1.96m)
With base units, wall cupboards, working surfaces, stainless steel sink unit, electric oven, hob and fan. Radiator.

REAR LOBBY
With cupboard containing the gas fired central heating boiler.

BATHROOM
With bath with electric shower over, basin and low suite WC. Radiator.

FIRST FLOOR

BEDROOM ONE
12'6" x 11'5" (3.81m x 3.48m)
With built in cupboard and radiator.

BEDROOM TWO
12'6" x 9'4" (3.81m x 2.84m)
(Excluding the recess under the bulkhead)

Radiator.

SECOND FLOOR

BEDROOM THREE
12'6" x 9'0" (3.81m x 2.74m)
With UPVC gable window.

OUTSIDE
The property has a front forecourt area, side path and a rear garden.
There is a pedestrian right of way across the rear of the property to the adjoining houses.
In addition, there is a gravelled driveway providing off road parking.

PLAN
A plan is attached for identification purposes.

DISCLAIMER
Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

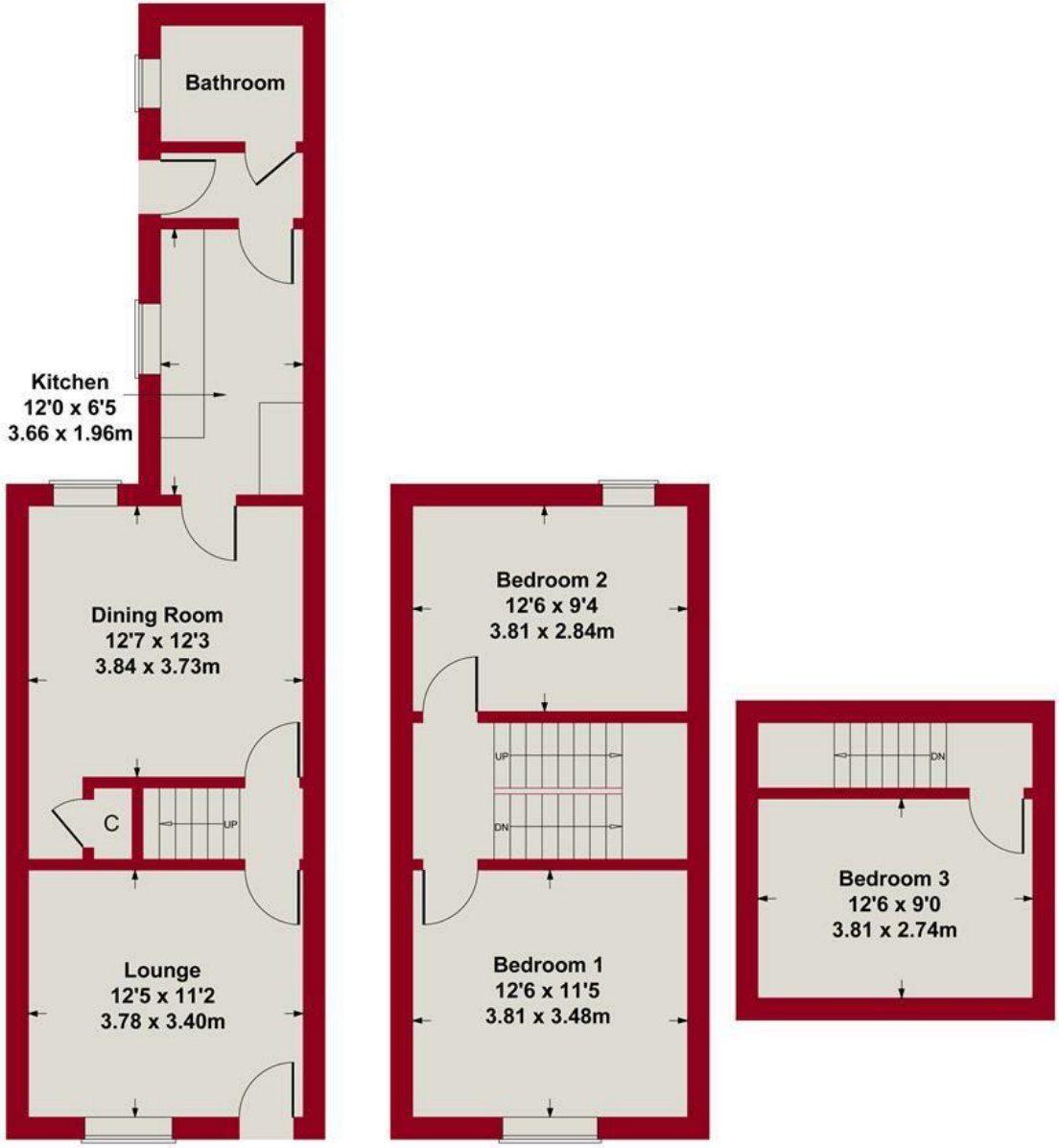
SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

POSSESSION
Vacant possession will be given on completion.

COUNCIL TAX
The property comes under Newark & Sherwood District Council Tax Band A.



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

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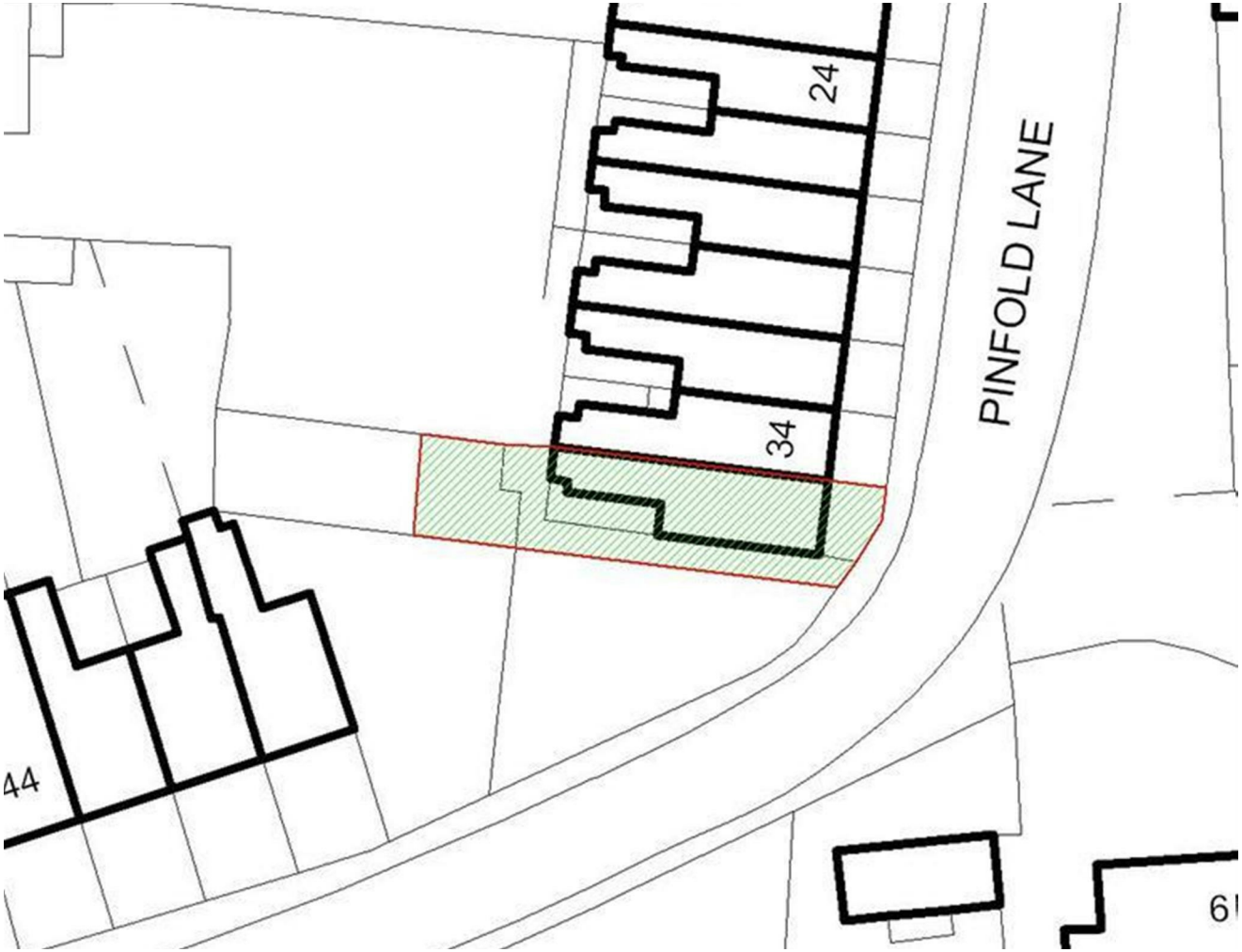

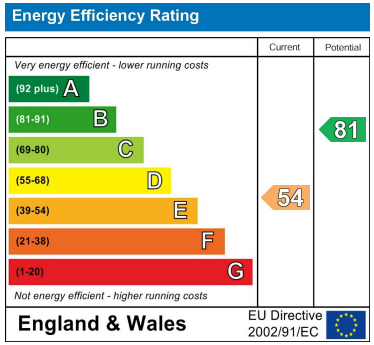

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

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