

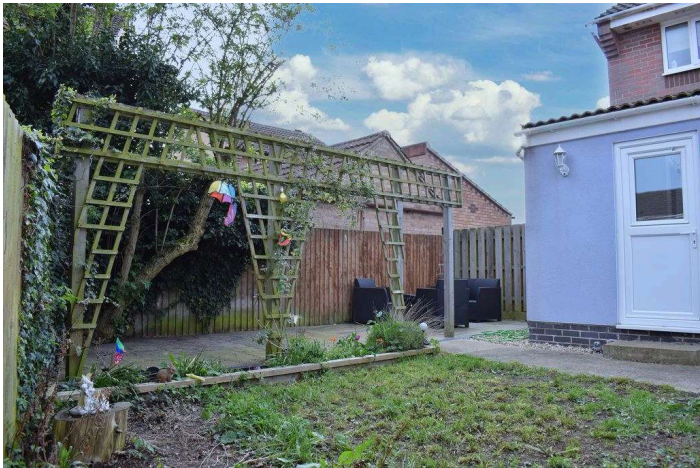
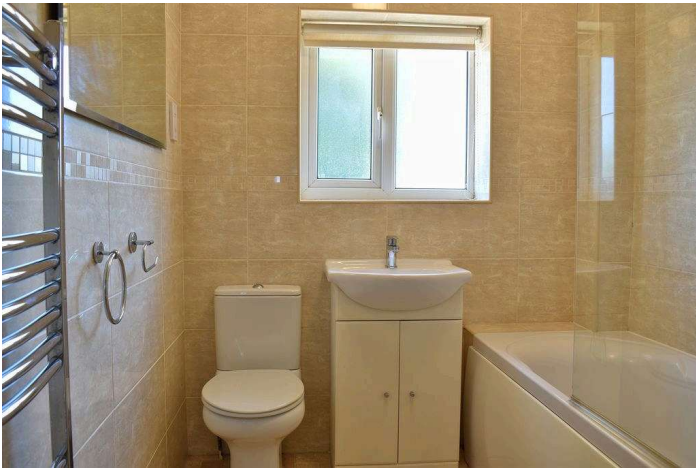
Lacey Green, Balderton NG24 3NJ



GUIDE PRICE £220,000 to £230,000. A delightful extended three bedroom family home situated in a sought after residential location. In addition to the three bedrooms, there are three reception rooms, fitted kitchen, utility, ground floor cloakroom and first floor bathroom. The property has off road parking and a large garage. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN. More photographs to follow.

Guide Price £220,000 to £230,000





Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has a window to the front elevation and a door providing access through to the lounge. From the hallway the staircase rises to the first floor and beneath this is a useful study area. The hallway has recessed ceiling spotlights and a radiator.

Lounge 11' 7" x 11' 0" (3.53m x 3.35m)

This nicely proportioned reception room has a window to the front elevation and a door into the dining room. The lounge has vinyl flooring, a ceiling light point and a radiator.

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

The dining room has openings leading into the kitchen and garden room, the same vinyl flooring, a ceiling light point and a radiator.

Kitchen 11' 7" x 8' 11" (3.53m x 2.72m) (at widest points)

This 'L' shaped kitchen is fitted with a good range of base and wall units, with roll top work surfaces and tiled splash backs. There is a ceramic sink, space for a free standing gas cooker, space for a dishwasher and further space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor and a ceiling light point.

Garden Room 11' 4" x 8' 5" (3.45m x 2.56m)

Formed within the extended part of the home, this superb addition has windows and glazed French doors leading out to the garden, together with a Velux skylight window. The garden room has the same flooring that flows through from the lounge and dining room, recessed ceiling spotlights and a vertical panel radiator. A door leads into the utility area.

Utility Area

The utility area has a stable door to the rear elevation, a Velux skylight window, vinyl flooring, space and plumbing for a washing machine, recessed ceiling spotlights and a heated towel rail. The ground floor cloakroom is accessed from here.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and wash hand basin, and has a ceiling light point, an extractor fan and a heated towel rail.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has a useful storage cupboard and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 11' 1" x 8' 6" (3.38m x 2.59m)

A double bedroom with a window to the rear elevation. The bedroom has a fitted double wardrobe with sliding doors, a ceiling light point and a radiator.

Bedroom Two 8' 5" x 8' 2" (2.56m x 2.49m) (plus door recess)

A further double bedroom with two windows to the front elevation, a ceiling light point and a radiator.

Bedroom Three 8' 0" x 6' 1" (2.44m x 1.85m)

A good sized third bedroom with a window to the front elevation, a ceiling light point, cornice to the ceiling and a radiator. This bedroom has a useful storage cupboard which is sited above the staircase.

Bathroom 8' 6" x 6' 3" (2.59m x 1.90m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan, shaver socket and heated towel rail.

Outside

To the front of the property is a small lawned garden, adjacent to which is the block paved driveway which provides off road parking for two vehicles. A footpath leads to the front door. Gated access at the side continues around to the rear garden.

Rear Garden

The rear garden is fully enclosed and comprises a small lawn. Next to this is a sizeable patio area which provides a wonderful outdoor seating and entertaining space.

Garage 19' 5" x 14' 1" (5.91m x 4.29m)

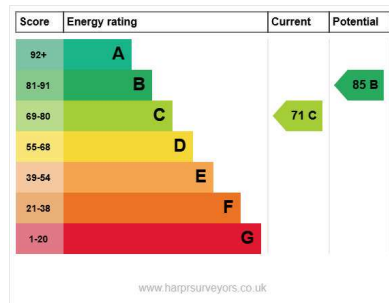
This large garage has an up and over door to the front elevation and a window to the side. The garage is equipped with power and lighting.

Timber Store 12' 0" x 6' 6" (3.65m x 1.98m) (at widest points)

Situated behind the garage is a timber store which has a window to the rear elevation and equipped with power and lighting.

Council Tax

The property is in Band C.

**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

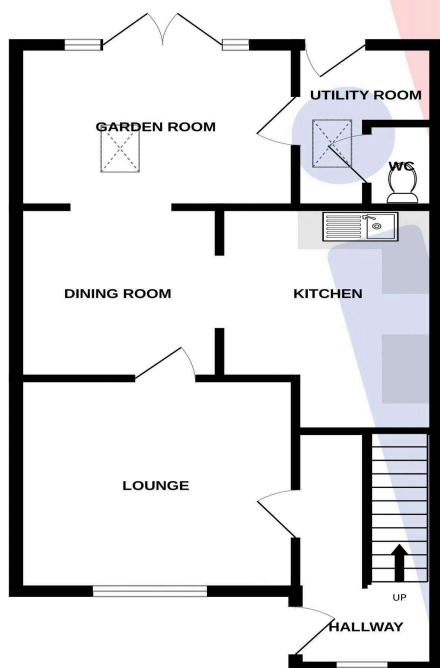
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

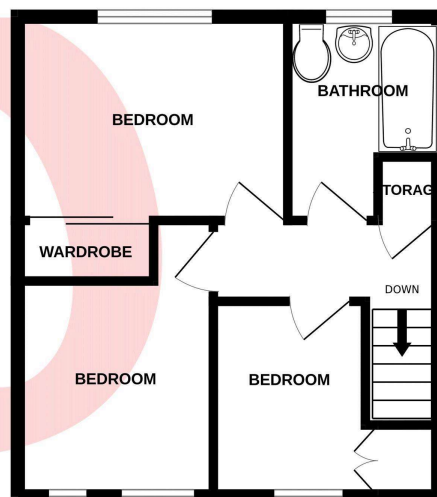
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007697 27 July 2026



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (79.9 sq.m.) approx.

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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