

The Old Barn, Wetsyke Lane, Balderton, Newark

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OLIVER REILLY


Welcome

The Old Barn, Wetsyke Lane, Balderton, Newark

Asking Price: £160,000

- INDIVIDUAL TERRACE COTTAGE
- ONE LARGE BEDROOM WITH FITTED WARDROBES
- POPULAR LOCATION! CLOSE TO AMENITIES!
- SUPERB OPEN-PLAN LIVING SPACE
- LOVELY DINING CONSERVATORY
- STUNNING FIRST FLOOR BATHROOM
- WEST FACING LOW-MAINTENACE COURTYARD
- OFF-STREET PARKING TO REAR
- EXQUISITE CONTEMPORARY DESIGN & PERIOD CHARM
- HIGHLY UNIQUE. VIEWING ESSENTIAL! Tenure: Freehold EPC 'C'



BEAUTIFULLY BESPOKE...!
'The Old Barn' has been spectacularly converted into a wonderful safe haven that is sure to appeal to a variety of purchasers. The property is conveniently situated within a desirable central location, in Balderton. Close to a wide array of amenities and transport links. Hosting ease of access onto the A1, A46 and to Newark Town Centre. The cottage enjoys a contrast of contemporary living combined with individual character throughout. The property's accommodation comprises: Sizeable OPEN-PLAN living space with a beamed ceiling and LOG BURNER! Hosting a modern fitted kitchen, integrated storage facilities and access into a delightful dining conservatory with a glass roof and private outlook over the rear courtyard. The first floor landing has further fitted storage facilities, a superb master bedroom, with a vaulted ceiling, numerous Velux windows and extensive fitted wardrobes. There is also a SPECTACULAR bathroom with roll-top bath. Further benefits include uPVC double glazing and gas central heating. Externally the property provides a low maintenance WEST FACING courtyard garden, offering a high-degree of privacy and access to the rear, where you'll find a secure allocated parking space (accessed off Broughton Gardens). Internal viewings are VITAL to gain full appreciation of the exquisite condition, alluring contemporary design and deceptively generous living space. WE'VE FOUND WHAT YOU'VE BEEN WAITING FOR... Step inside and gain a full sense of appreciation!





OPEN-PLAN LIVING/DINING SPACE: 20'9 x 13'1 (6.32m x 3.99m)
Accessed via an obscure pained uPVC front entrance door. A superb OPEN-PLAN living space with attractive beamed ceiling and limestone effect tiled flooring. Hosting a modern fitted fitted kitchen with wall and base units, work-surfaces over, brick-effect wall tiling, an inset ceramic sink with mixer tap and drainer. Integrated electric oven with four-ring electric hob over and provision/plumbing for a washing machine. The living area hosts a LOG BURNER with stone effect wall tiling behind. There are two uPVC double glazed windows to the front elevation. Carpeted stairs rise to the first floor, with a fitted under-stairs storage cupboard. Access into the dining conservatory. Max Measurements provided.

DINING CONSERVATORY: 9'3 x 9'3 (2.82m x 2.82m)
A spacious room. Providing laminate flooring, a sloped glass roof with ceiling blinds. uPVC double glazed windows to the side and rear elevation. A uPVC double glazed rear access door gives access to rear courtyard garden. Max measurements provided.

FIRST FLOOR LANDING:
With carpeted flooring, an open-spindle balustrade, a Velux roof light and wall light fitting. Fitted storage cupboard. Access into the bathroom and bedroom.

MASTER BEDROOM: 11'3 x 10'7 (3.43m x 3.23m)
Generous double bedroom with carpeted flooring, a single panel radiator, three Velux roof windows, recessed ceiling spotlights and extensive fitted wardrobes with sliding doors. Max Measurements provided, up to wardrobes.

FIRST FLOOR BATHROOM: 9'5 x 6'2 (2.87m x 1.88m)
Providing patterned tiled flooring. A stunning 'Victorian-style' suite comprises: Low-level W.C, pedestal wash hand basin and roll-top bath with chrome mixer tap, with over-head showering facility. Medium height white brick-effect wall tiling, heated towel rail, recessed ceiling spotlights, Velux roof light and a fitted airing cupboard. Housing the gas fired combination boiler. Max measurements provided.



EXTERNALLY:
Private enclosed courtyard garden. With extensive paving, provision for a garden shed and a pathway, leading to the rear access gate. Opening out onto an allocated parking space. Accessed via Broughton Gardens.

Approximate Size: 640 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (77)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Balderton
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

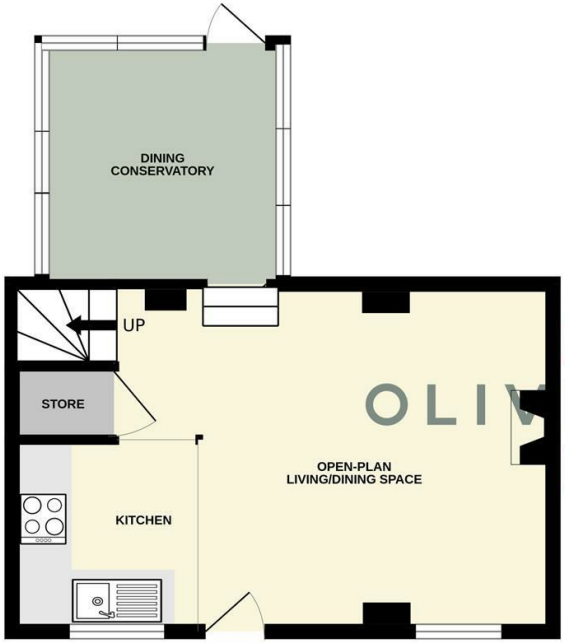
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

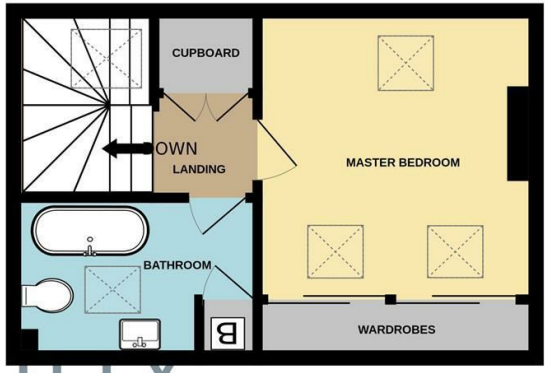



CCTV
in
operation

GROUND FLOOR



1ST FLOOR



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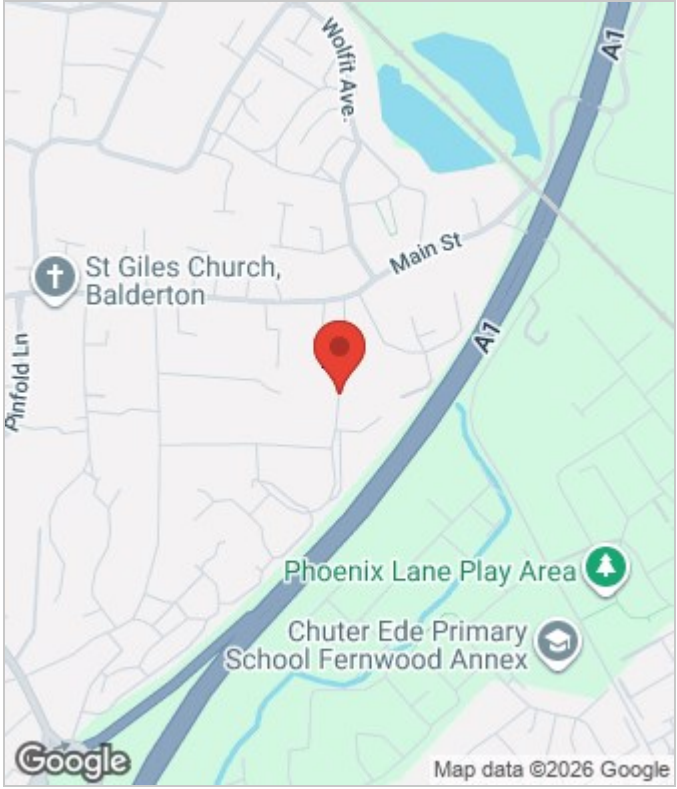
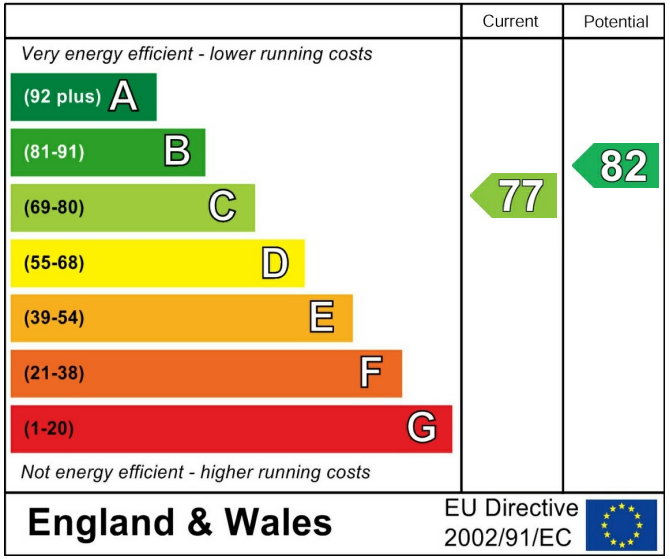


Energy Efficiency Rating



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