



Blackthorne Close, Balderton, Newark





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- LOVELY SEMI-DETACHED HOME
- DELIGHTFUL LAKESIDE SETTING
- WELL-MAINTAINED KITCHEN & FIRST FLOOR BATHROOM
- EXTENSIVE DRIVEWAY & UNSPOILED FRONT OUTLOOK
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE/DINER & CONSERVATORY
- ENCLOSED LOW-MAINTENANCE GARDEN
- CLOSE TO AMENITIES, SCHOOLS & MAIN ROAD LINKS
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £170,000 - £180,000. TURN THE KEY! START THE STORY!... This well-presented and lovingly maintained semi-detached home boasts an enviable residential position, in a QUIET, SOUGHT-AFTER & CONVENIENT location. All set around the DESIRABLE BALDERTON LAKESIDE! Promising idyllic walks and great connectivity to Newark Town Centre.

You'll be in for a treat with the unspoiled sought-after setting!.. Remaining close to tons of amenities, popular schools and main road corridors.

The sizeable internal accommodation has been tastefully presented and WELL-MAINTAINED THROUGHOUT comprising: Entrance hall, a GENEROUS 18FT LOUNGE/DINER with complementary parquet flooring, a fitted kitchen with a NEWLY INSTALLED ELECTRIC OVEN and a delightful conservatory.

The first floor hosts a three-piece bathroom and TWO DOUBLE BEDROOMS. The second bedroom is enhanced by EXTENSIVE FITTED WARDROBES.

Externally, the serene setting speaks for itself! Hosting a delightful view over local greenery with a tree-lined outlook. The house is greeted with an SUBSTANTIAL BLOCK PAVED DRIVEWAY. Suitable for a wide variety of vehicles. The LOVELY, LOW-MAINTENANCE GARDEN presents a wonderful and manageable external space with great scope to inject your own creativity!

Additional benefits of this CRACKING CONTEMPORARY HOME include uPVC double glazing and gas central heating, via a combination boiler, located in the loft.

LAKESIDE LIVING AWAITS!.. Showcasing A PERFECT BALANCE OF PRACTICALITY AND CHARM! Don't let this pass you by! Available with NO ONWARD CHAIN!!!!

Guide Price £170,000 - £180,000



ENTRANCE HALL:	3'7 x 2'8 (1.09m x 0.81m)
GENEROUS LOUNGE/DINER:	18'7 x 11'7 (5.66m x 3.53m)
FITTED KITCHEN:	11'6 x 7'5 (3.51m x 2.26m)
CONSERVATORY:	9'10 x 8'11 (3.00m x 2.72m)
Of uPVC construction with a pitched poly-carbonate roof. Providing laminate flooring, uPVC double glazed windows to both side and rear elevations. A left sided uPVC double glazed personal door opens out to the enclosed rear garden.	
FIRST FLOOR LANDING:	7'5 x 2'8 (2.26m x 0.81m)
With loft hatch access point. Providing a pull-down ladder, central boarding, lighting and access to the gas combination boiler.	
MASTER BEDROOM:	11'7 x 10'1 (3.53m x 3.07m)
A generous DOUBLE BEDROOM With fitted storage cupboard. Max measurements provided.	
BEDROOM TWO:	9'6 x 8'5 (2.90m x 2.57m)
A further DOUBLE BEDROOM with EXTENSIVE FITTED WARDROBES.	
FIRST FLOOR BATHROOM:	7'4 x 5'6 (2.24m x 1.68m)

EXTERNALLY:
This attractive and modern semi-detached home occupies a wonderful residential position, with an unspoiled tree-lined front outlook, over local greenery. Close to the lovely lakeside, a full range of amenities and transport links.
The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE BLOCK PAVED DRIVEWAY. Hosting ample parking for a variety of vehicles, with a low-level walled left side boundary. The left side aspect provides a secure wooden personal gate, opening down to the ENCLOSED LOW-MAINTENANCE GARDEN. Predominantly laid to lawn, with partially planted borders. Hosting mature shrubs and railway sleepers. There is an outside tap, external security light and large concrete hard-standing. Suitable for a garden shed or secluded seating area. ,There are fully fenced side and rear boundaries.





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.

Approximate Size: 700 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'tbc'- On Order

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.

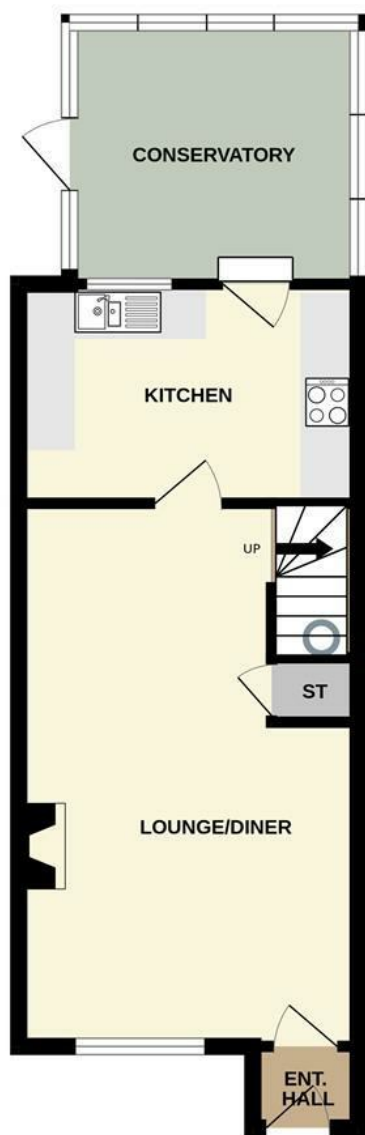
Draft Details-Awaiting Approval:

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.

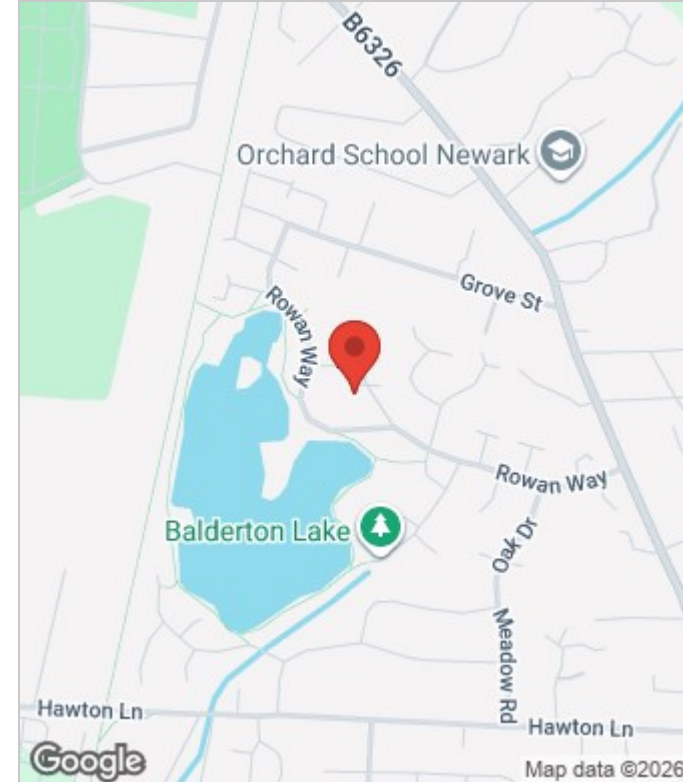
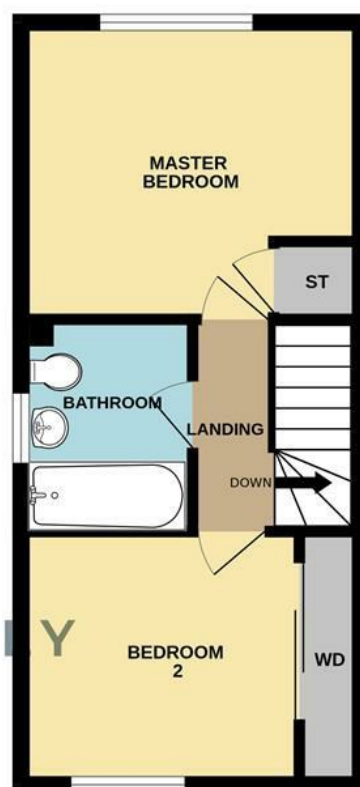




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	