



Masefield Crescent, Balderton
Guide Price £190,000 to £200,000



Masefield Crescent

Balderton, Newark

Enjoying a wonderful WEST FACING plot, this spacious semi detached home boasts ample potential and scope to extend/improve, and is located within a popular residential area of Balderton, falling within close proximity to local amenities and schooling, as well as giving great access to the A1 and Newark town centre.

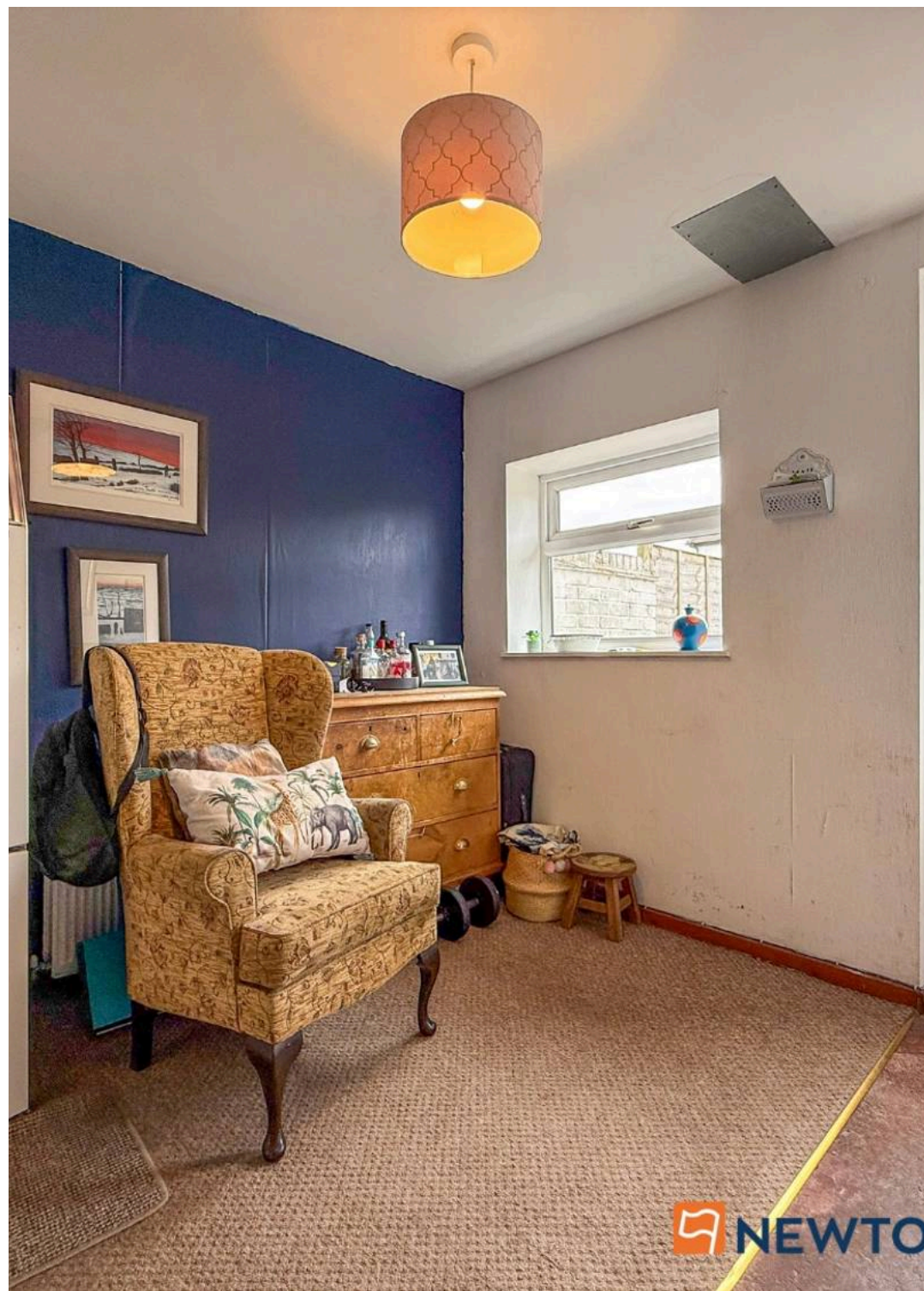
The property's accommodation comprises to the ground floor: inviting entrance hallway, generous dual aspect lounge/diner, kitchen which houses a range cooker with gas hob and electric oven, versatile breakfast room that could be utilised for a variety of purposes, and a utility/WC. The first floor has three well-proportioned bedrooms and a family bathroom suite.

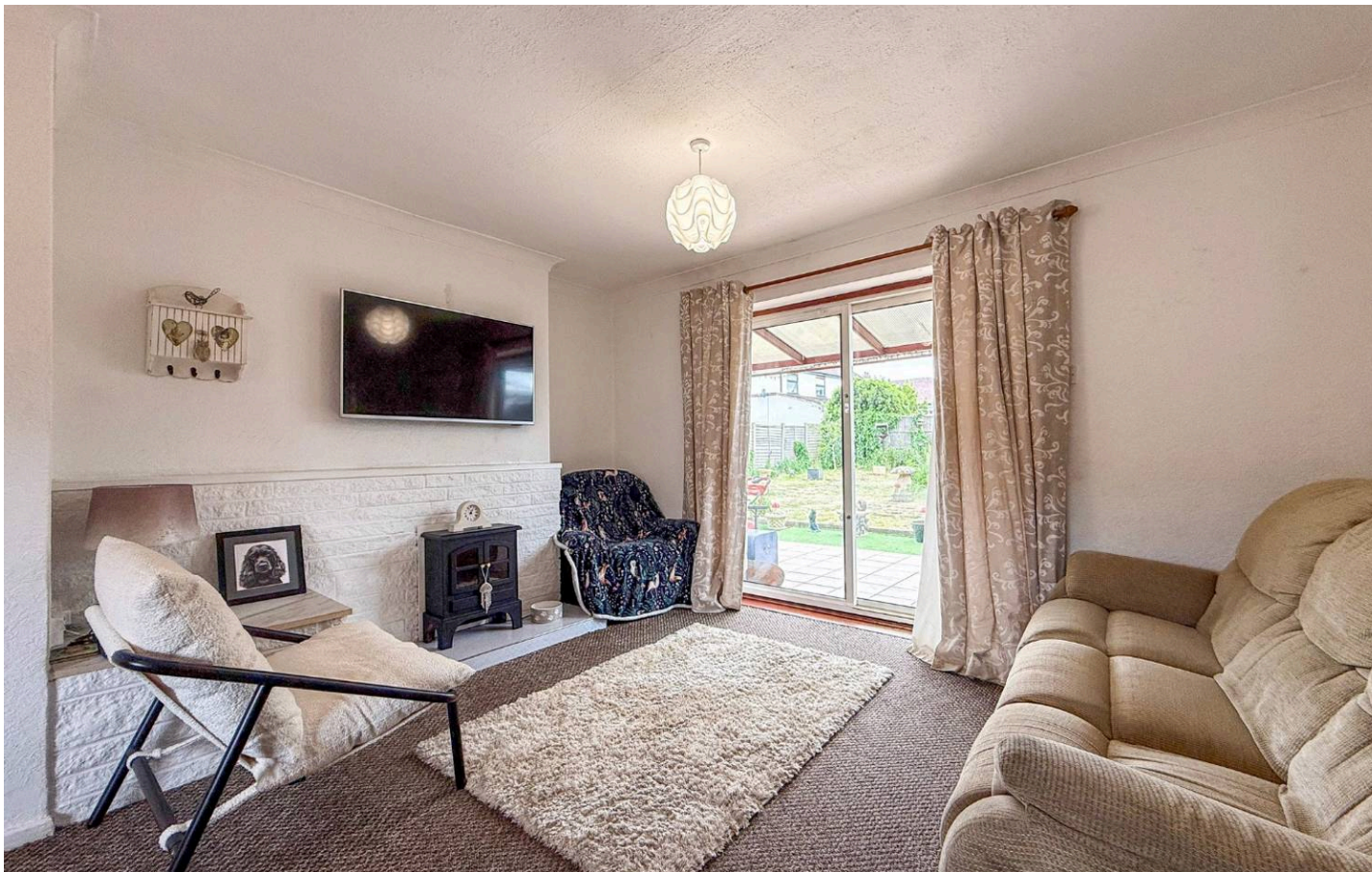
Outside, the property is approached with substantial frontage with a concrete and gravelled driveway providing off street parking for multiple vehicles. The rear garden benefits from a brilliant degree of privacy and is west facing, perfect for catching the evening sun. The garden is complete with a paved entertaining area, covered seating/storage area, generous lawned area and a variety of plants/shrubs throughout the garden. Other features of the property include gas central heating and double glazed windows.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

11' 4" x 7' 0" (3.45m x 2.13m)
maximum measurements

Lounge/Diner

17' 10" x 13' 11" (5.44m x 4.24m)
maximum measurements

Kitchen

10' 11" x 10' 4" (3.33m x 3.15m)
maximum measurements

Breakfast Room

13' 0" x 9' 7" (3.96m x 2.92m)
maximum measurements

Utility/WC

6' 1" x 3' 9" (1.85m x 1.14m)

Bedroom One

13' 11" x 10' 4" (4.24m x 3.15m)

Bedroom Two

11' 0" x 10' 4" (3.35m x 3.15m)

Bedroom Three

10' 5" x 7' 3" (3.17m x 2.21m)

Family Bathroom

7' 0" x 5' 6" (2.13m x 1.68m)



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,121 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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may 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



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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