

## Masefield Crescent, Balderton



**GUIDE PRICE £240,000 to £250,000.** An extended four bedroom semi-detached property situated in a popular location. The accommodation on the ground floor includes an excellent sized lounge, spacious kitchen/diner, utility, WC, wet room and bedroom, with three bedrooms and a bathroom on the first floor. There are delightful gardens to the front and rear, and ample off road parking. The property is double glazed, has gas central heating, and is available for purchase with NO CHAIN.

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## 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:

### Reception Hallway

This spacious reception hallway has a window to the front elevation and a dogleg staircase rising to the first floor. The hallway provides access to the lounge and kitchen/diner, and has cornice to the ceiling, a ceiling light point and a radiator. The airing cupboard is located here.

### Lounge 17' 11" x 12' 7" (5.46m x 3.83m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations. The focal point of the lounge is the contemporary fireplace with electric fire inset and sat on a marble effect hearth. The lounge also has cornice to the ceiling, dado rail, two ceiling light points and two radiators.

### Kitchen/Diner 19' 5" x 10' 11" (5.91m x 3.32m) (overall dimensions)

The kitchen/diner is situated within the extended part of the home and is of sufficient size to comfortably accommodate both dining and occasional furniture. The dining area (10'11" x 10'5") has a large and useful storage cupboard, dado rail, a ceiling light point and a radiator. The kitchen area (10'7" x 7'10") and has dual aspect windows to the rear and side elevations. The kitchen is fitted with an excellent range of base and wall units, complemented with roll top work surfaces. There is a one and a half bowl stainless steel sink, an integrated oven with ceramic hob and extractor hood above, and a slim-line dishwasher. The kitchen has ceramic tiling to the walls, a ceramic tiled floor, and a ceiling light point. A door leads into the utility room.

### Utility Room 9' 8" x 6' 9" (2.94m x 2.06m)

Having a window to the rear elevation and a half glazed door providing access out to the garden. The utility room is fitted with a range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and space and plumbing for both a washing machine and tumble dryer. Accessed from the utility room is the ground floor WC and bedroom.

### Ground Floor WC

This room has an opaque window to the side elevation and is fitted with a WC and wash hand basin. There is a ceiling light point and a radiator installed.

### Ground Floor Bedroom Three 13' 1" x 9' 6" (3.98m x 2.89m)

The ground floor bedroom has dual aspect windows to the front and side elevations, two ceiling light points and a radiator. The central heating boiler is located here. The wet room is accessed from this bedroom.

### Ground Floor Wet Room

Fitted with an electric shower and recessed ceiling spotlights.

### First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into three further bedrooms and the bathroom. The landing has cornice to the ceiling and a ceiling light point. Access to the loft space is obtained from here.

### Bedroom One 13' 10" x 10' 5" (4.21m x 3.17m)

An excellent sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

**Bedroom Two** *10' 11" x 10' 5" (3.32m x 3.17m)*

A further very good sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

**Bedroom Four** *10' 4" x 7' 3" (3.15m x 2.21m)*

A good sized fourth bedroom having a window to the front elevation, a ceiling light point and a radiator.

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

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic wall tiling, and also has a ceiling light point and a radiator.

**Outside**

This family home stands on a delightful plot, and to the front is a large shaped lawn interspersed with borders containing a variety of mature shrubs, plants, flowers and trees. Adjacent to this is a long driveway which provides off road parking for numerous vehicles. A footpath leads to the front door and gated access leads into the rear garden.

**Rear Garden**

The fully enclosed rear garden has been tastefully landscaped and comprises a shaped lawn edged with well stocked borders. There is a sizeable patio area which provides an ideal outdoor seating and entertaining space. The timber summerhouse and garden shed are included within the sale.

**Council Tax**

The property is in Band B.

## **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 .

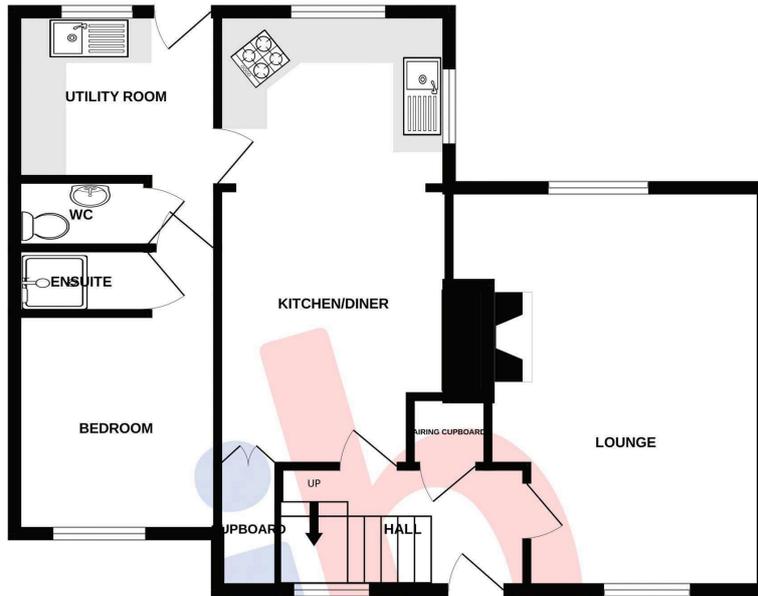
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

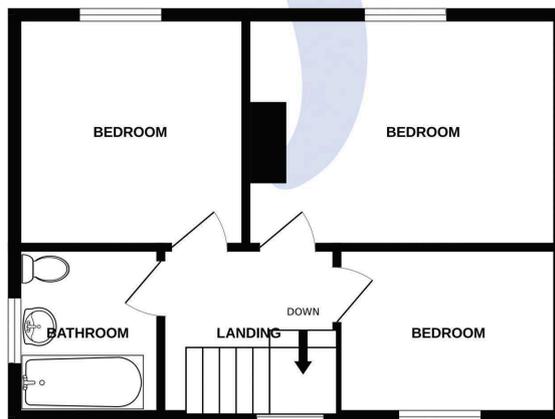
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00001750 23 March 2026



GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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