

## Hawton Lane, Balderton NG24 3DN

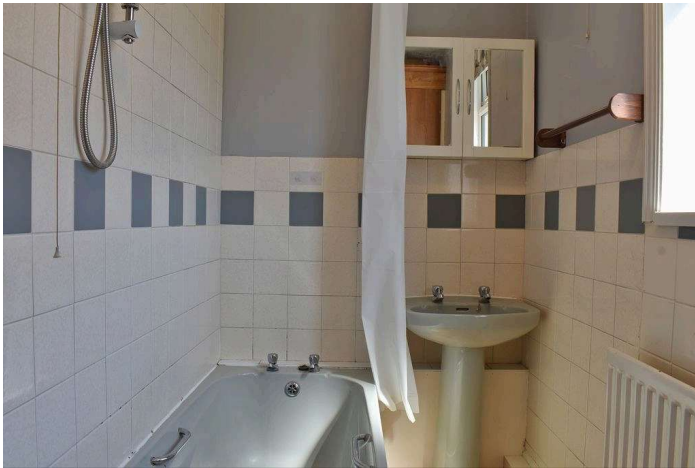


A three bedroom detached bungalow situated on a large and delightful plot in a popular location, and available for purchase with NO CHAIN. The property has undergone a significant amount of work in recent times including external thermal insulation, new roof, windows and boiler. The bungalow would benefit from some internal updating and is priced accordingly. The accommodation includes a lounge/diner, kitchen, three bedrooms and a bathroom. Double glazing and gas central heating are installed.

**£220,000**







### 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. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food 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 Porch

From the porch a further door leads into the entrance hallway.

#### Entrance Hallway

The entrance hallway provides access to two bedrooms and the kitchen, and has a ceiling light point and a radiator. Access to the roof space is obtained from here.

#### Bedroom One 12' 0" x 11' 11" (3.65m x 3.63m)

An excellent sized double bedroom with dual aspect windows to the front and side elevations, a picture rail, a ceiling light point and a radiator.

#### Bedroom Two 10' 11" x 10' 0" (3.32m x 3.05m)

A further double bedroom with a window to the front elevation. This bedroom was formerly the original lounge and has an ornamental fireplace (non working), picture rail, a ceiling light point and a radiator.

#### Kitchen 10' 3" x 10' 0" (3.12m x 3.05m)

The kitchen has a window to the rear elevation, an opening leading through into the rear hallway, and doors providing access to bedroom three and the bathroom. The kitchen is fitted with a range of base and wall units, with contrasting roll top work surfaces and tiled splash backs. There is a stainless steel sink, and space for a free standing gas cooker with extractor hood above (the cooker in-situ is included within the sale). In addition there is space and plumbing for a washing machine. The kitchen has a ceramic tiled floor and recessed ceiling spotlights.

#### Bedroom Three 10' 11" x 9' 11" (3.32m x 3.02m)

Bedroom three has a window to the side elevation, a fitted storage cupboard located to one side of the chimney breast, a ceiling light point and a radiator. The bedroom would serve equally well as a formal dining room if required.

**Bathroom 9' 11" x 4' 5" (3.02m x 1.35m)**

The bathroom has an opaque window to the side elevation and is fitted with a coloured suite comprising bath with electric shower over, pedestal wash hand basin and WC. The bathroom has part ceramic tiled walls, a ceramic tiled floor and a range of fitted storage cupboards, one of which also houses the central heating boiler. In addition there is a ceiling light point, an extractor fan and a radiator.

**Rear Hallway 5' 7" x 4' 8" (1.70m x 1.42m)**

The rear hallway has an opaque door leading out to the side of the property, a useful storage area, a ceiling light point and a ceramic tiled floor. A door leads into the lounge/diner.

**Lounge/Diner 16' 6" x 12' 1" (5.03m x 3.68m) (at widest points)**

This good sized 'L' shaped reception room is formed within the extended part of the home, and has a window to the rear elevation and French doors leading out to the garden. The lounge/diner has cornice to the ceiling, dado rail, a ceiling light point and a radiator.

**Outside**

As previously mentioned, the bungalow stands on an excellent sized plot and to the front is a well maintained garden edged with mature hedgerow, adjacent to this is the long driveway which runs down the side of the property and provides off road parking. There is further gated access to the rear garden. The very sizeable rear garden is fully enclosed by a combination of fencing and mature hedgerow. The garden comprises two large and distinctive lawned areas edged with well stocked borders containing a vast array of mature shrubs and plants. There is a patio area adjacent to the rear of the property which provides an ideal outdoor seating and entertaining area. There is one garden shed which is included within the sale.

**Council Tax**

The property is currently in Band B.

**AGENT'S NOTE**

The property is being re-carpeted week commencing 22 May 2026.

**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**

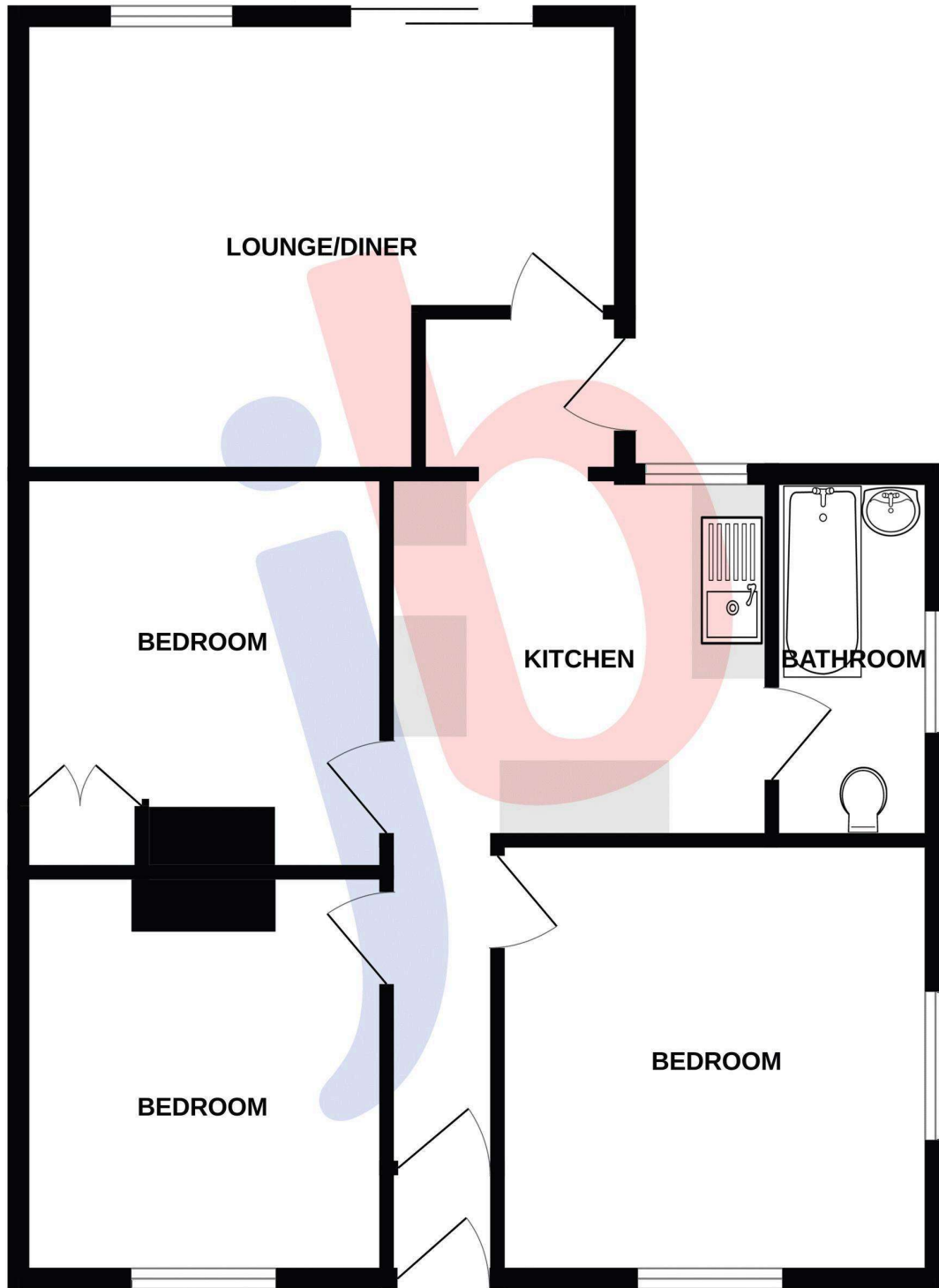
Newark & Sherwood District Council, Notts, 01636 650000

**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 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. 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. 00007690 01 May 2026

GROUND FLOOR  
735 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.2 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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