



Manthorpe Way, Balderton
Guide Price £220,000 to £225,000



Manthorpe Way

Balderton, Newark

This well-presented three bedroom semi detached house offers an excellent opportunity for first time buyers seeking a comfortable and modern home in a popular residential location, located in the heart of Balderton this lovely family home offers easy access to schools, shops and major road links. With its combination of contemporary features, practical touches and an enviable location close to local amenities, schools and transport links, this semi detached house represents a superb choice for those looking to take their first step onto the property ladder.

The property has accommodation comprising of: entrance hallway, lounge, a tasteful modern fitted kitchen diner with integrated fridge/freezer, dishwasher, induction hob, extractor fan and double electric oven, there is then a useful utility room which adds further practicality, ideal for laundry and additional storage needs and off the hallway there is also a downstairs WC. To the first floor there are three well proportioned bedrooms and a modern fitted shower room.

Outside, the vendors have created a low maintenance garden which is mostly paved with Astro turf, and the added benefit of a garden bar, fantastic for those who like to entertain. To the rear of the garden there are double gates allowing vehicle access. The house benefits from 16 leased solar panels, helping to reduce energy costs and promote sustainability, and further benefits from gas central heating and UPVC double glazing.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hallway

22' 9" x 6' 1" (6.93m x 1.85m)
maximum measurements

Lounge

13' 9" x 10' 10" (4.19m x 3.30m)

Kitchen Diner

13' 9" x 10' 7" (4.19m x 3.23m)

Utility Room

10' 5" x 6' 8" (3.17m x 2.03m)

Ground Floor WC

5' 6" x 2' 8" (1.68m x 0.81m)

First Floor Landing

8' 2" x 6' 5" (2.49m x 1.96m)
maximum measurements

Bedroom One

13' 7" x 9' 11" (4.14m x 3.02m)
maximum measurements

Bedroom Two

13' 6" x 9' 0" (4.12m x 2.74m)

Bedroom Three

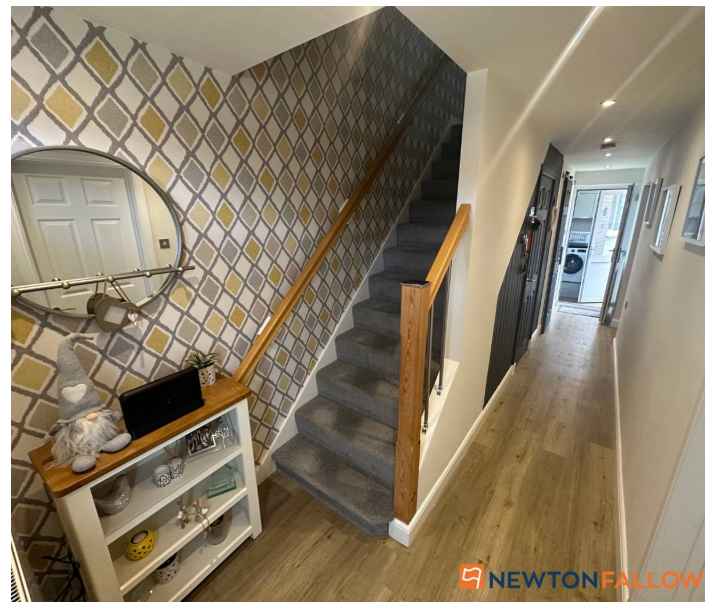
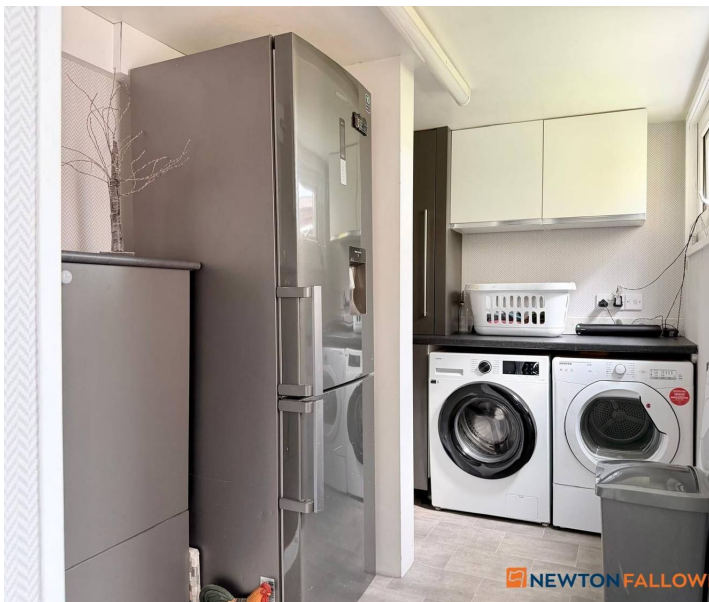
9' 8" x 6' 11" (2.95m x 2.11m)

Shower Room

6' 10" x 6' 1" (2.08m x 1.85m)

Agent's Note - Solar Panels

The property benefits from 16 leased solar panels by 'A Shade Greener' the lease term is for 25 years from 30-08-2012. Please contact the office for further details.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 948sq 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

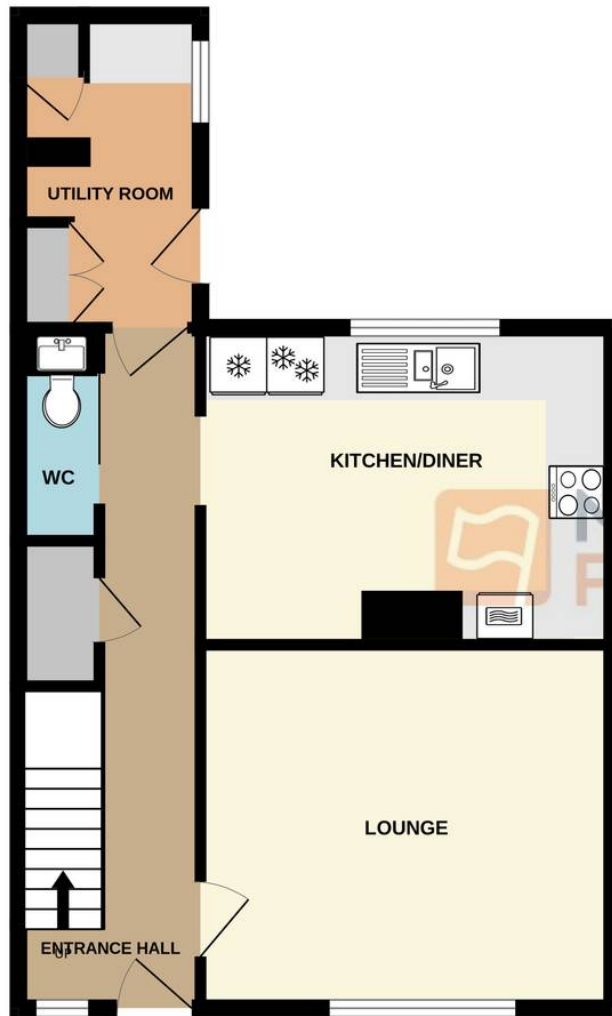
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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





Newton Fallowell

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