



26 Masefield Crescent

Balderton, NG24 3QG



Book a Viewing

£235,000

Beautifully presented Semi Detached Home with a 20ft garage incorporating a Utility Area and ample parking for several vehicles. The accommodation includes an Entrance Hallway with pantry cupboard, Dining Room with electric fire suite and doors opening onto the rear garden, comfortable Living Room leading into a brick built UPVC double glazed Conservatory, and a stylish re-fitted modern white Kitchen. The First Floor offers Three Bedrooms and a Family Bathroom fitted with an electric shower over the bath. The Master Bedroom is fitted with built-in wardrobes with sliding doors. Outside, the landscaped gardens are well maintained, creating an attractive and private setting ideal for family living.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.



ACCOMMODATION

ENTRANCE HALL

With double glazed composite door, uPVC double glazed opaque window, radiator, dado rail, stairs to the first floor, under stairs pantry and doors to the kitchen, living room and to the dining room.

DINING ROOM

12' 1" x 10' 5" to the back of the chimney breast (3.7 m x 3.2 m) With uPVC double glazed French doors onto the rear garden, radiator, dado rail and electric fireplace suite.

LIVING ROOM

13' 9" into recess x 12' 1" (4.2m x 3.7m) With uPVC double glazed windows and French doors to the conservatory at the rear, coving to the ceiling, dado rail, radiator, wall light points, built-in storage cupboard and fireplace suite (not in use).

CONSERVATORY

9' 8" x 8' 11" (2.97m x 2.73m) Brick and uPVC double glazed construction with French doors onto the garden, laminate flooring and glass roof fitted with blinds.

KITCHEN

9' 10" x 6' 3" (3.02m x 1.91m) Re-fitted with modern white base units with a Corian work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, fitted microwave, fitted ceramic hob, stainless steel extractor hood and integrated fridge, radiator, dado rail, windows to the front elevation and double glazed opaque door to the garage/utility.



LANDING

With window to the front elevation, dado rail, access to the loft and doors to the bathroom and the three bedrooms.

BEDROOM ONE

12' 1" x 11' 8" to back of wardrobe (3.69m x 3.56m) With window to the rear elevation, radiator, dado rail, sliding door wardrobe and built-in storage cupboard with shelving.



BEDROOM TWO

12' 11" into recess x 9' 1". Plus door recess (3.96m x 2.79m) With window to the rear elevation, radiator, dado rail and coving to the ceiling.

BEDROOM THREE

9' 5" x 9' 5". maximum measurements into recess (2.88m x 2.88m) With window to the front elevation, radiator and built-in storage cupboard above stair bulkhead.



BATHROOM

6' 2" x 5' 7" (1.90m x 1.72m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin, panelled bath with an electric shower over, tiled walls, radiator, coving to the ceiling and a uPVC double glazed opaque window to the side elevation.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/REGISTERED/VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridget McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for the vendors (Lessors) for whom they act as Agents given the fact that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatsoever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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OUTSIDE

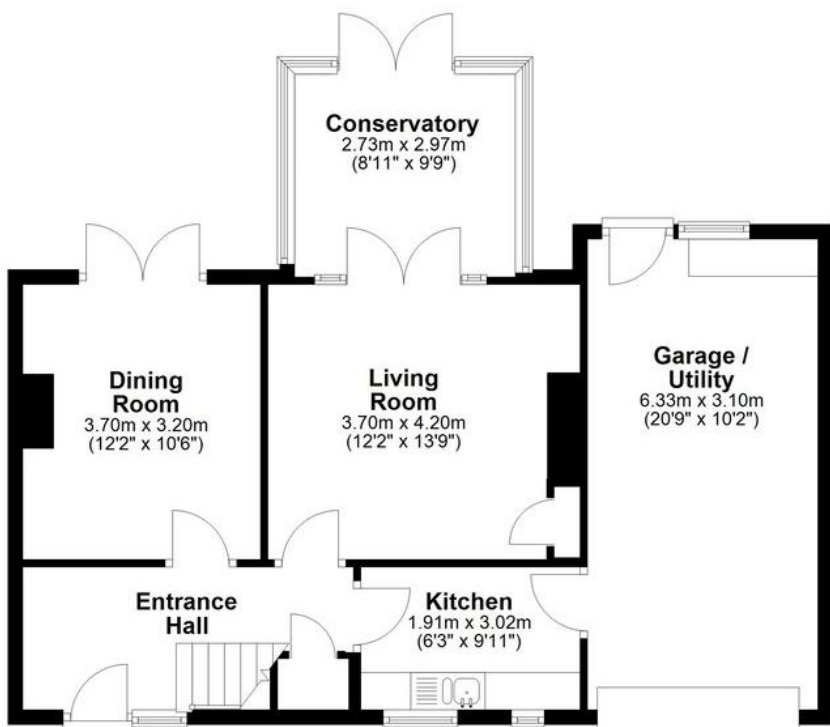
To the front there is a low maintenance gravelled garden with parking and gated access leading to further parking and to the garage. The rear garden is landscaped with lawn, gravel and paved patio areas, borders for plants and shrubs and a timber shed.

GARAGE / UTILITY

20' 9" x 10' 2" (6.33m x 3.10m) Having an up-and-over door, double glazed composite door and uPVC double glazed window on to the rear garden, wall mounted gas fired central heating boiler, base units and work surface, plumbing for a washing machine and spaces for further appliances.

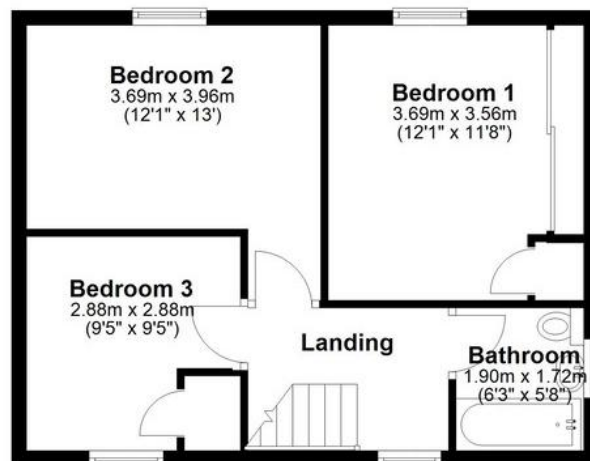
Ground Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



Total area: approx. 115.0 sq. metres (1238.0 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.