



Lacey Green, Balderton



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Guide Price £260,000 to £270,000



Key Features

- Extended Detached Family Home
- Quiet Cul-de-Sac Location
- Four Bedrooms
- Four Reception Rooms
- F/F Bathroom & G/F WC
- Low Maintenance Gardens
- No Chain
- Council Tax Band: D
- EPC Rating: B
- Tenure: Freehold



MARKETED WITH NO CHAIN Quietly positioned in a sought-after residential area, within a cul-de-sac of only four properties, lies this extended detached home offering superb access to the A1 as well as a host of local amenities. Giving great scope for a family home, the property represents a blank canvas and benefits from four versatile reception rooms.

The property's well-proportioned accommodation comprises to the ground floor: entrance hallway, cloakroom/WC, lounge with feature fireplace, separate dining room, kitchen with appliances to include a four-ring gas hob, gas oven, integrated dishwasher and washing machine, garden room with French doors to the rear garden, and a conservatory. The first floor has a family bathroom and four well-proportioned bedrooms, three of which having fitted storage facilities.

Externally, this home has a detached single garage and off-street parking, with the rest of the frontage benefiting from artificial lawn. The rear garden is majority wall enclosed and has been landscaped for low maintenance with a combination of paved seating areas as well as artificial lawn. Other features include gas central heating, UPVC double glazing and solar panels (leased through A Shade Greener).

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMODATION - Rooms and Measurements

Entrance Hallway 4.11m x 1.93m (13'6 x 6'4)
maximum measurements

Cloakroom/WC 2.16m x 0.89m (7'1 x 2'11)

Lounge 4.83m x 3.56m (15'10 x 11'8)
maximum measurements

Dining Room 3.91m x 2.84m (12'10 x 9'4)

Garden Room 5.41m x 2.29m (17'9 x 7'6)

Conservatory 4.27m x 1.96m (14'0 x 6'5)
maximum measurements

Kitchen 4.60m x 2.49m (15'1 x 8'2)

maximum measurements

First Floor Landing

Bedroom One 4.80m x 2.72m (15'9 x 8'11)
maximum measurements

Bedroom Two 4.04m x 2.72m (13'3 x 8'11)

Bedroom Three 3.12m x 2.74m (10'3 x 9'0)
maximum measurements

Bedroom Four 3.12m x 2.74m (10'3 x 9'0)
maximum measurements

Family Bathroom 2.31m x 1.83m (7'7 x 6'0)

Garage 4.93m x 2.49m (16'2 x 8'2)

Agent's Note - Solar Panels

The property benefits from Solar Panels which are leased from 'A Shade Greener' the lease term is for 25 years from November 2011.

The vendors benefit from free electricity as it is generated, any surplus electricity is transferred to A Shade Greener. Please contact the office for further details.

Agent's Note

The property has an initial shared driveway approach with the neighbouring properties in the cul-de-sac.

Services

Mains gas, electricity, water and drainage are connected.

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.

Referrals

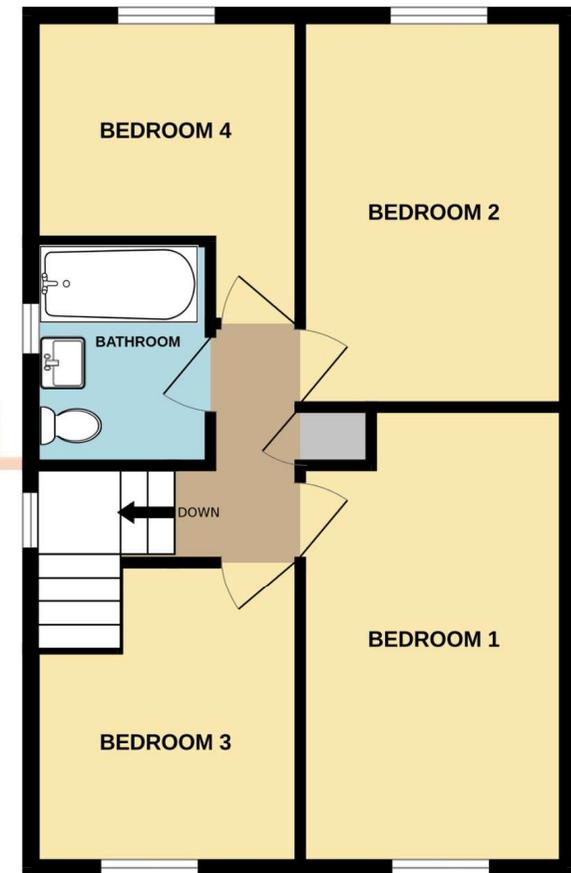
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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.

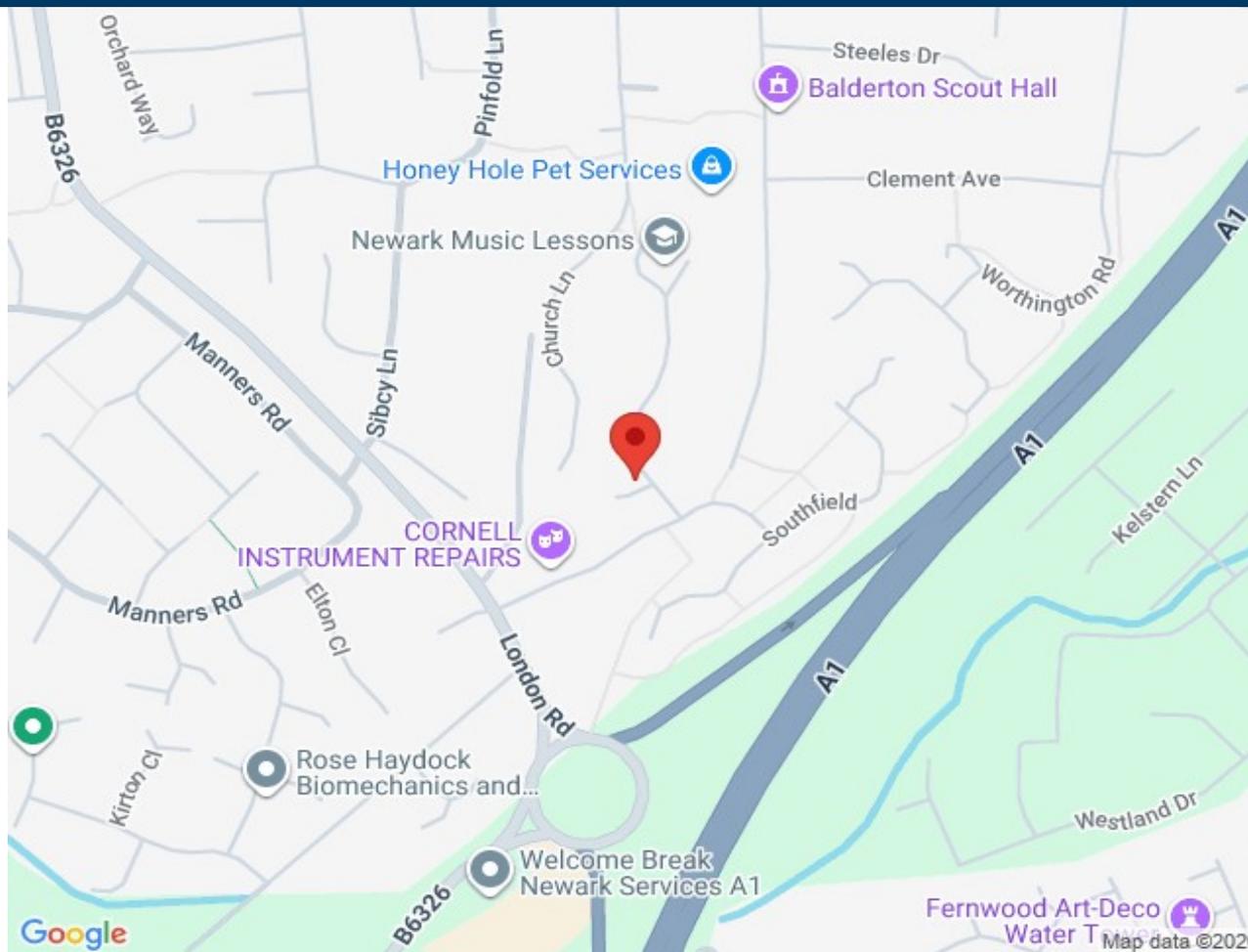


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

