



**36 Pinfold Lane, Balderton, Newark,  
Nottinghamshire, NG24 3LP**

**£130,000**

**Tel: 01636 611 811**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Attractive Period End Terraced House C1900
- 2 Receptions Rooms
- Ground Floor Bathroom
- Rear Garden
- UPVC Double Glazed Windows.
- 3 Bedrooms
- Fitted Kitchen
- Corner Plot with Gravelled Driveway
- Gas Central Heating
- EPC Rating D

The ground floor accommodation includes a lounge to the front aspect, along with a separate dining room positioned to the rear, providing a versatile layout for everyday living and entertaining. A lobby with staircase connects the spaces, while the kitchen is located to the rear of the property, leading through to a rear lobby and ground floor bathroom.

To the first floor are two good sized bedrooms, both well-proportioned. A further staircase rises to the second floor, where a third bedroom is located, featuring a gable window and offering an additional private and flexible space.

Externally, the property benefits from a rear garden, providing outdoor space with potential for further landscaping or personalisation. In addition, there is a gravelled driveway providing off road parking.

Balderton is a highly sought-after village located just to the south of Newark-on-Trent, offering an excellent range of everyday amenities and a strong sense of community. The village benefits from a variety of shops, supermarkets, cafes and public houses, along with well-regarded primary and secondary schools, making it particularly popular with families.

For commuters, Balderton is ideally positioned with easy access to the A1 and A46, providing convenient links to Nottingham, Lincoln and beyond. Newark North Gate railway station offers direct services to London King's Cross in approximately 75 minutes, making the area well suited to those requiring regular travel.

The village also enjoys a range of green spaces and recreational facilities, along with nearby lakeside walks and access to cycle routes, combining convenience with a pleasant village lifestyle.

This end terraced house is likely to date from around 1900 and is constructed of brick under a slate roof covering, with a later modern brick and tile extension added to the rear. Windows are UPVC double glazed and central heating is gas fired. The living accommodation can be described in more detail as follows;

## GROUND FLOOR

### ENTRANCE HALL

UPVC entrance door leads to:-

### INNER LOBBY

With staircase.

### LOUNGE

12'5" x 11'2" (3.78m x 3.40m)

A pleasant room at the front of the house. Radiator.

### DINING ROOM

12'7" x 12'3" (3.84m x 3.73m)

A good sized living room, with cupboard under the stairs and central heating radiator.

### KITCHEN

12'0" x 6'5" (3.66m x 1.96m)

With base units, wall cupboards, working surfaces, stainless steel sink unit, electric oven, hob and fan. Radiator.

### REAR LOBBY

With cupboard containing the gas fired central heating boiler.

### BATHROOM

With bath with electric shower over, basin and low suite WC. Radiator.

## FIRST FLOOR

### BEDROOM ONE

12'6" x 11'5" (3.81m x 3.48m)

With built in cupboard and radiator.

### BEDROOM TWO

12'6" x 9'4" (3.81m x 2.84m)

(Excluding the recess under the bulkhead)

Radiator.

## SECOND FLOOR

### BEDROOM THREE

12'6" x 9'0" (3.81m x 2.74m)

With UPVC gable window.

## OUTSIDE

The property has a front forecourt area, side path and a rear garden.

There is a pedestrian right of way across the rear of the property to the adjoining houses.

In addition, there is a gravelled driveway providing off road parking.

## PLAN

A plan is attached for identification purposes.

**DISCLAIMER**

Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

**SERVICES**

Mains water, electricity, gas and drainage are all connected to the property.

**TENURE**

The property is freehold.

**MORTGAGE**

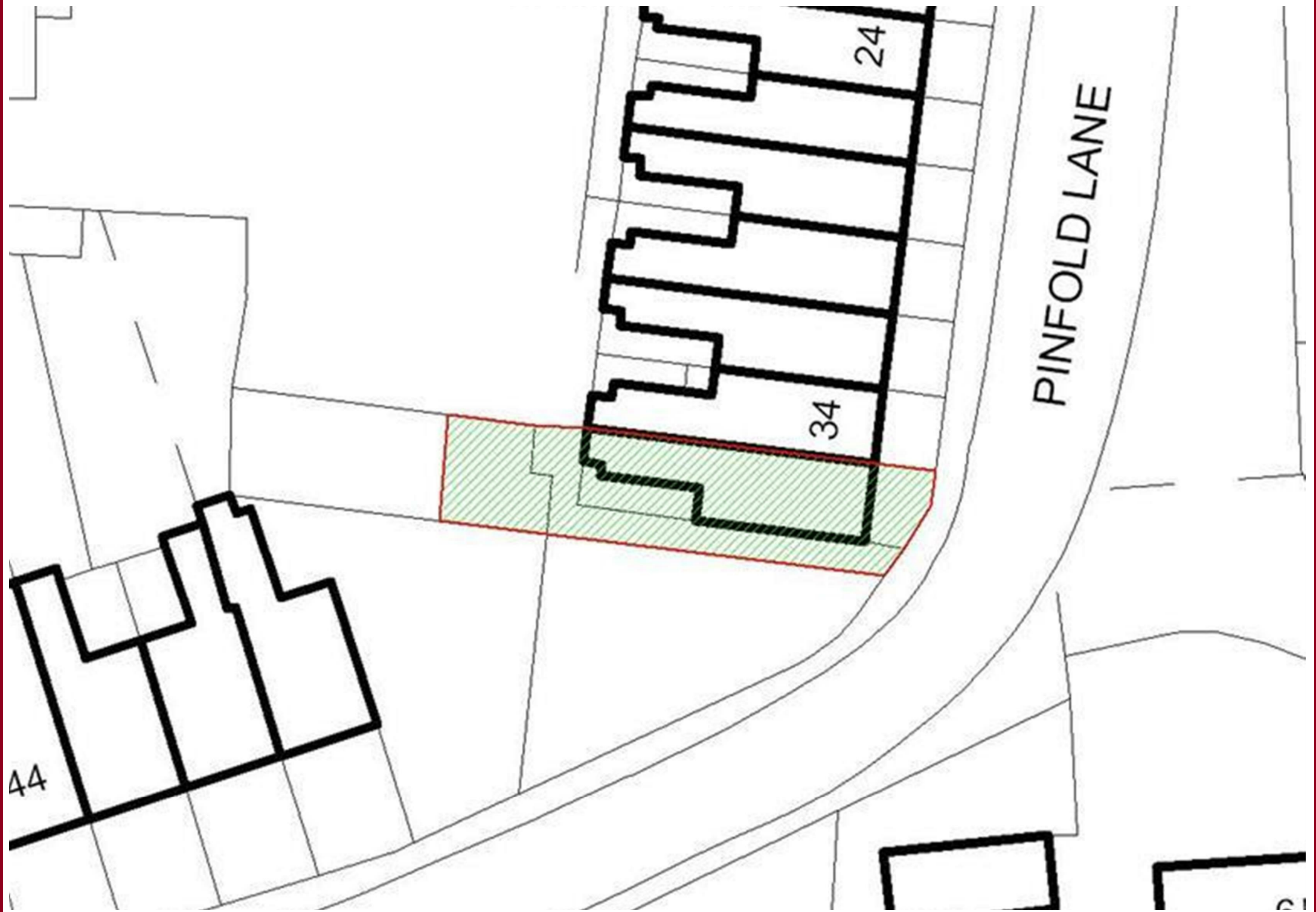
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**POSSESSION**

Vacant possession will be given on completion.

**COUNCIL TAX**

The property comes under Newark & Sherwood District Council Tax Band A.



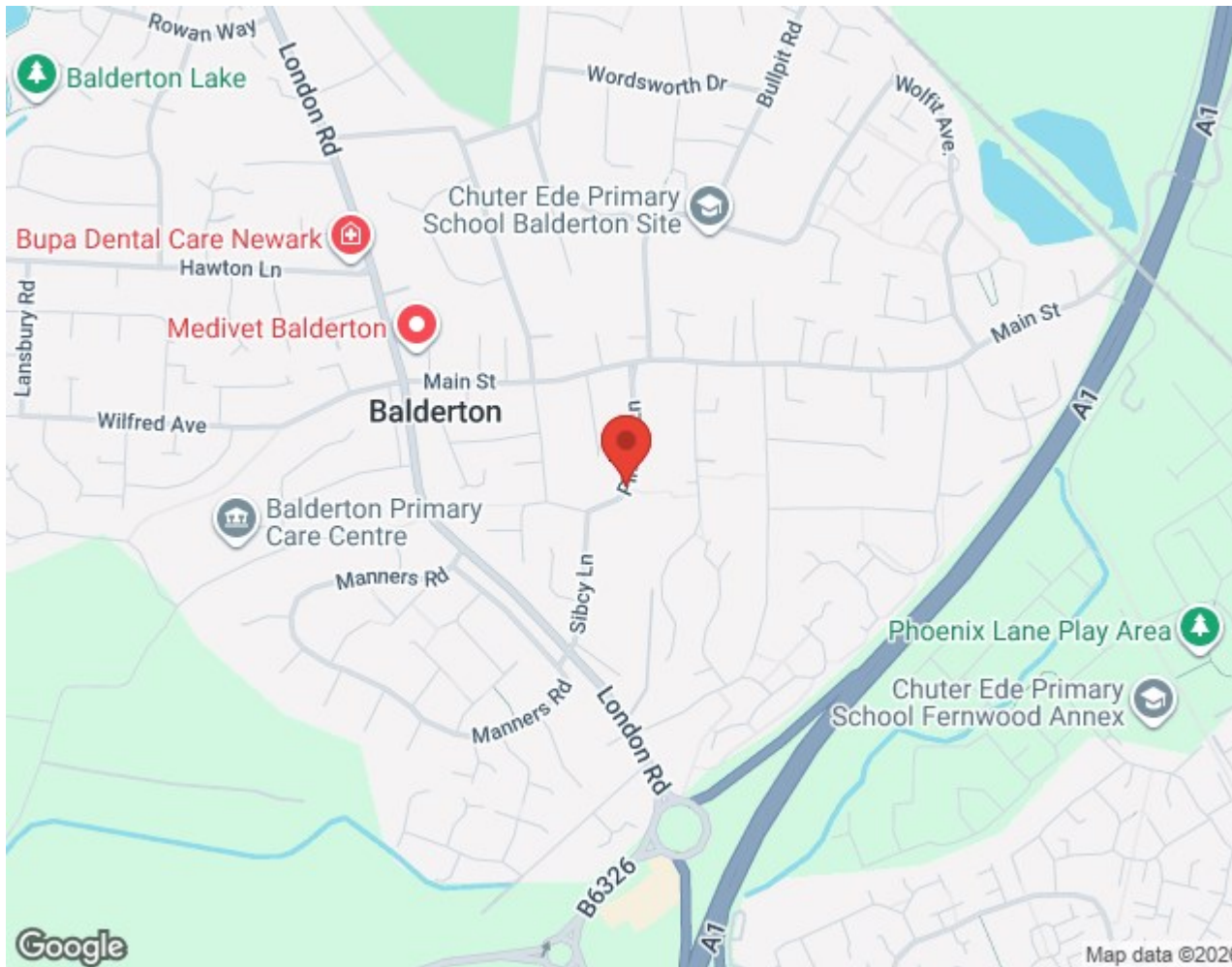
44

34

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PINFOLD LANE

Floorplan to follow



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,  
Newark NG24 1AT  
Tel: 01636 611 811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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