

Lacey Green, Balderton NG24 3NJ



GUIDE PRICE £325,000 to £350,000. A beautifully presented four bedroom detached family home on an excellent sized plot with a delightful rear garden. In addition to the four bedrooms, there is a great sized lounge, a superb open plan dining kitchen, cloakroom, utility, first floor bathroom and a double garage. The property has been substantially improved by the present owners and is available for purchase with NO CHAIN. Double glazing and gas fired central heating are installed.

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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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer 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:

Reception Hallway

This beautifully presented 'L' shaped reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway has a window to the side elevation, wood panelling to the walls, cornice to the ceiling, LVT flooring, a ceiling light point and a radiator. From the hallway doors provide access to the cloakroom, the lounge and dining kitchen.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. The room has a ceiling light point and the same LVT flooring as that of the hallway.

Lounge 17' 0" x 11' 7" (5.18m x 3.53m)

This excellent sized and well proportioned reception room has two windows to the rear elevation, cornice to the ceiling, a ceiling light point and two radiators.

Dining Kitchen 18' 0" x 15' 2" (5.48m x 4.62m) (at widest points)

This superb room is the heart of the home and has recently been refurbished by the present owners to form this wonderful entertaining space. The dining kitchen has French doors leading out onto a patio area enjoying views of the garden, and a door opening into the utility room. The kitchen area is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl ceramic sink, and integrated appliances include an eye level double oven and a dishwasher. Located within the central island is a breakfast bar and an induction hob with centrifugal extractor fan. The room is of sufficient size to comfortably accommodate a large dining table, and has LVT flooring, recessed ceiling spotlights, a feature light over the dining area and a vertical radiator. The central heating boiler is located here.

Utility Room 10' 7" x 5' 6" (3.22m x 1.68m)

The utility room has a window to the side elevation and a half glazed door that leads out to the side of the property. Fitted with a range of base and wall units to match those of the kitchen, once again with square edge work surfaces and matching splash backs. There is a stainless steel sink, space and plumbing for both a washing machine and tumble dryer, and further space for an American style fridge/freezer.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into all four bedrooms and the bathroom. The landing has a useful storage cupboard, cornice to the ceiling and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One 13' 11" x 8' 8" (4.24m x 2.64m)

An excellent sized double bedroom with a window to the rear elevation, a useful fitted storage cupboard, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 12' 11" x 8' 7" (3.93m x 2.61m) (plus wardrobe recess)

Once again this is a good sized double bedroom having a large wardrobe recess, a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 9' 0" x 7' 7" (2.74m x 2.31m) (plus bay and door recess)

A very good sized third bedroom, currently utilised as a home office/study. The bedroom has a box shaped window to the front elevation, a feature wall, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 10' 3" x 9' 0" (3.12m x 2.74m) (at widest points)

A single bedroom with a purpose built cabin bed situated beneath the front facing window, below the bed are fitted storage cupboards. The bedroom also has cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 7' 6" x 6' 1" (2.28m x 1.85m)

The well appointed bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with mains rainwater head shower above, floating wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling. In addition there is cornice to the ceiling, a ceiling light point, a saver socket and a heated towel rail.

Outside

To the front of the property is an expansive driveway which provides off road parking for numerous vehicles, this in turn leads to the front door and the detached double garage. Adjacent to the garage is gated access to the rear garden.

Rear Garden

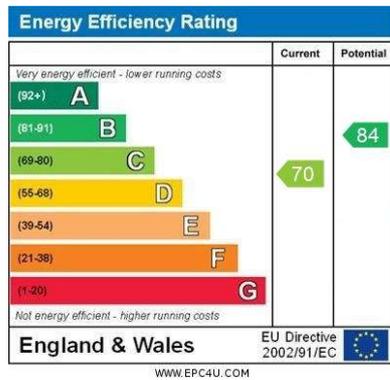
The rear garden is fully enclosed and enjoys an excellent degree of privacy. The garden is laid primarily to lawn edged with borders containing a number of mature shrubs and plants. Situated adjacent to the rear of the house is a patio area ideal for outdoor seating and entertaining.

Detached Double Garage 16' 9" x 16' 4" (5.10m x 4.97m)

The garage has twin up and over doors to the front elevation and a personnel door to the side. The garage is equipped with power and lighting. The timber garden shed situated to the rear of the garage is included within the sale.

Council Tax

The property is in Band D.



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

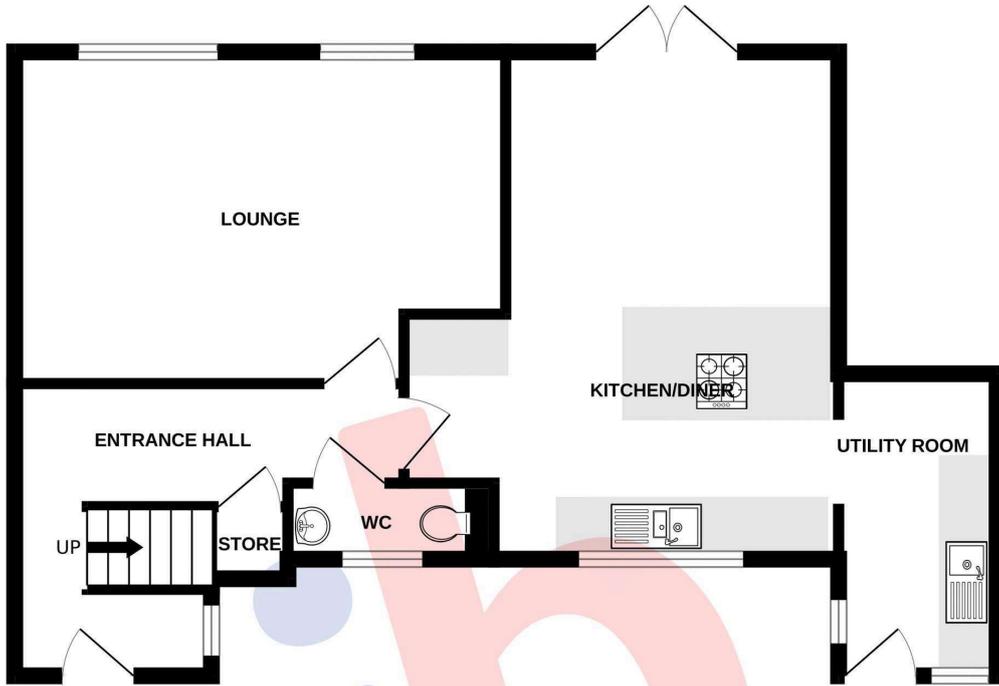
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

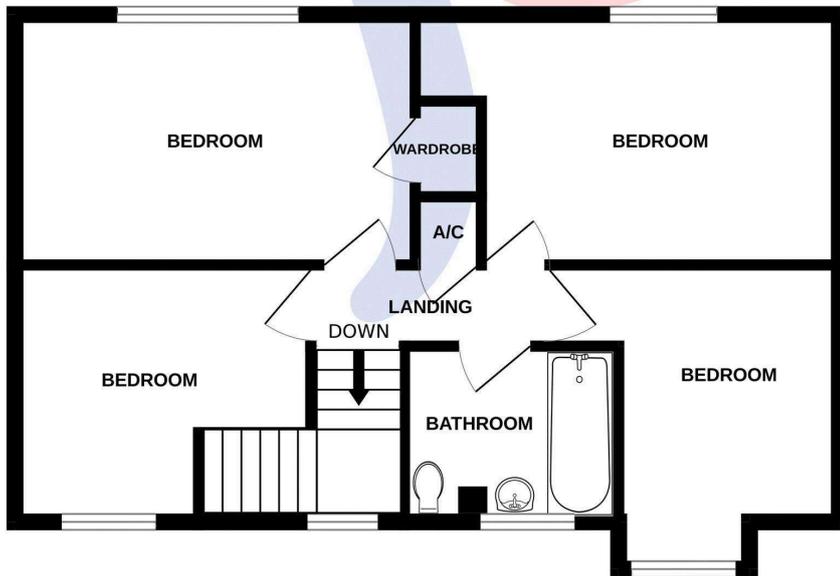
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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