



22 Hawton Lane, New Balderton, Newark,
Nottinghamshire, NG24 3DL

£185,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

An exceptionally spacious three bedroomed semi-detached house conveniently situated for local amenities. The property has frontage to Hawton Lane and following development of a building plot to the rear of the property, a block paved parking area will be provided to the front of No.22 and the rear garden, enclosed by a 1.8m high timber panelled fence with concrete posts to the boundary.

The accommodation provides, on the ground floor, an entrance hall, lounge, dining room, kitchen, lean to conservatory and store room. The first floor provides three good sized bedrooms and a family bathroom. Externally also are two brick built storage closets. Central heating is gas fired and the main house windows are double glazed.

The property offers considerable potential for modernisation and alteration with space internally, if required, for removal of an internal wall and provision of a very spacious living/dining kitchen whilst retaining a separate sitting room. The garden will be enclosed and private. A detached bungalow to the rear will not cause significant overlooking.

The property is within close proximity of well regarded primary schools, a 6th form facility and the Suthers secondary school catchment. Two supermarkets are within easy walking distance. There are regular bus services to Newark town centre.

The property provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL

With single glazed front door, radiator, stairs to the first floor and original pine doors off.

WALK IN CUPBOARD

7'5 x 2'9 (2.26m x 0.84m)

DINING ROOM

13'5 x 11'5 (4.09m x 3.48m)



With fitted gas fire and combined back boiler for the central heating system. Radiator.

SITTING ROOM

10'10 x 10'6 (3.30m x 3.20m)



With radiator.

KITCHEN

11'4 x 6'11 (3.45m x 2.11m)



Wall cupboards, base units and working surfaces incorporating a one and a half sink unit. Integrated electric hob and electric oven. Radiator.

CONSERVATORY

12'3 x 7' (3.73m x 2.13m)



A lean-to conservatory with corrugated Perspex mono-pitched roof. Tiled floor, working surface.

STORE ROOM

8'5 x 7' (2.57m x 2.13m)



With power point.

FIRST FLOOR

GALLERIED LANDING

With original pine doors off.

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)



Built-in double wardrobe, radiator, fan light unit.

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)



With radiator.

BEDROOM THREE

11'7 x 6'7 (3.53m x 2.01m)



BATHROOM

10' x 4'6 (3.05m x 1.37m)



Bath with shower screen and electric shower, basin and low suite WC. Radiator. Airing cupboard containing the hot water cylinder.

OUTSIDE

The developer of the building plot to the rear will be responsible for the following:

1. Demolition of the existing garage and construction of a block paved parking area provided to the front of 22 Hawton Lane prior to commencement of the development.
2. Boundary treatments including fencing as stated on the planning permission. A new 1.8m high timber panel fence with concrete posts to the boundary of 22 Hawton Lane.
3. The Vendor will retain 4.3m wide driveway.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

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.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band B.

Location Plan

Site Address: 22, Hawton Lane, Balderton, NG24 3DL

Date Produced: 28-Jan-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-13715608v1

0 50
Metres



22 Hawton Lane
Balderton
Newark
NG24 3DL

OS MasterMap 1250/2500/10000 scale
Wednesday, July 15, 2026, ID: IEW-01288183
maps.johnnewright.com

1:1250 scale print at A4, Centre: 481396 E, 351759 N

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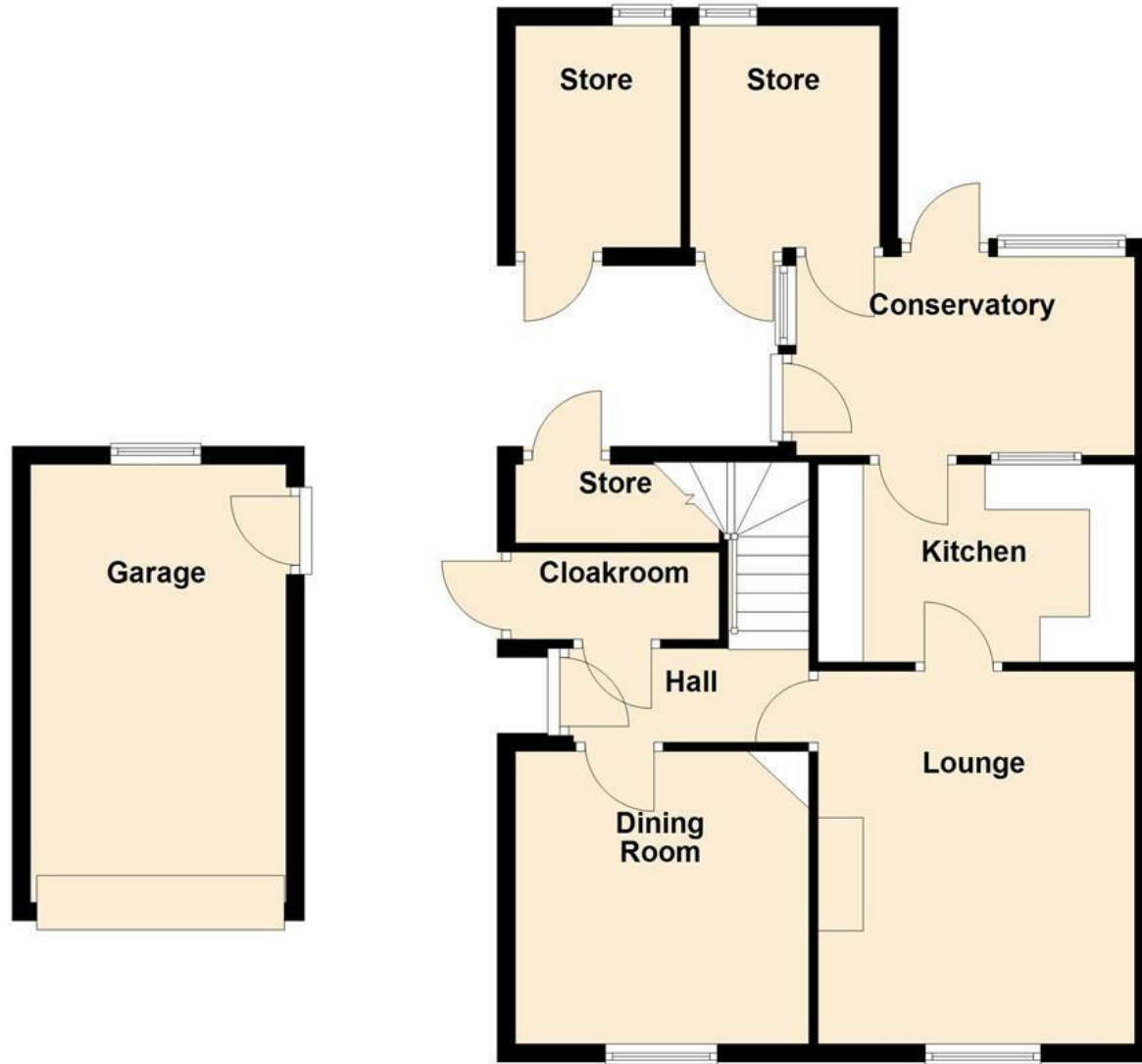


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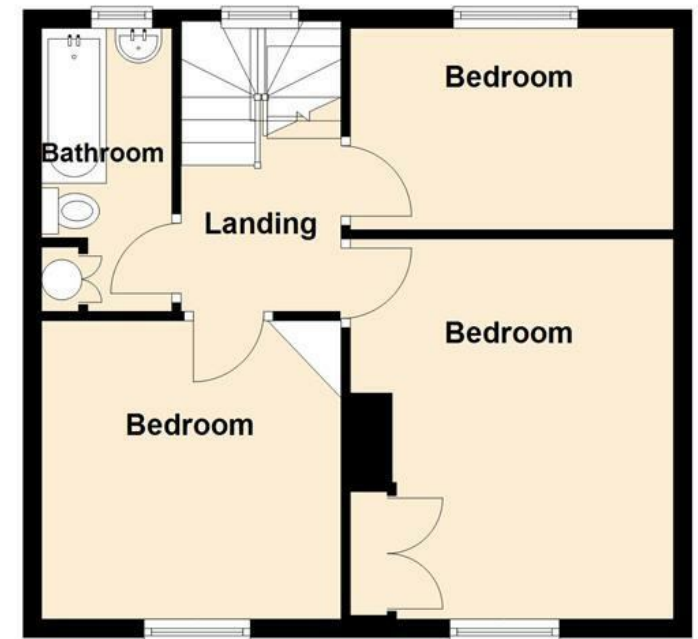
Ground Floor

Approx. 75.3 sq. metres (810.5 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 119.1 sq. metres (1282.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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