



Macaulay Drive, Balderton



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Guide Price £270,000 to £280,000



Key Features

- Extended Fosters Semi Detached Home
- Three Well-Proportioned Bedrooms
- Family Bathroom & G/F WC
- Spacious Lounge & Separate Dining Room
- Breakfast Kitchen & Utility Room
- Extensive Rear Garden
- Off Street Parking & Garage/Store
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold



Beautifully presented, this EXTENDED semi-detached 'Fosters' Home boasts spacious accommodation throughout, an extensive rear garden, block paved driveway providing ample off-street parking and represents a home ready to move straight into. This delightful home is ideally positioned within a popular residential area of Balderton and enjoys brilliant school catchment whilst benefiting from ease of access to a range of local amenities, as well as the A1 and Newark town centre.

The property's tasteful accommodation comprises to the ground floor: entrance porch, W/C, hallway, spacious dual aspect lounge, separate dining room, breakfast kitchen with appliances to include a five-ring gas hob, electric oven, integrated fridge/freezer and dishwasher, utility room and rear lobby with useful built in storage cupboards. The first floor has a quality family bathroom suite and three well-proportioned bedrooms.

Outside, the property is approached with a block paved driveway which provides off street parking for multiple vehicles with access to the garage/store, which enjoys an electric roller door. The rear garden is extensive in its size and is predominantly laid to lawn, with a wonderful paved entertaining area overlooking the garden, with built in lighting. There are also a variety of useful outbuildings which can be utilised for a variety of purposes. Other features of this home include gas central heating and UPVC double glazing.

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.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 4'4" x 4'1" (1.3m x 1.2m)

Ground Floor WC 5'7" x 4'1" (1.7m x 1.2m)

Entrance Hallway 10'10" x 5'10" (3.3m x 1.8m)

Lounge 18'1" x 11'0" (5.5m x 3.4m)

Dining Room 11'11" x 10'10" (3.6m x 3.3m)

Breakfast Kitchen 15'1" x 8'8" (4.6m x 2.6m)

Utility Room 8'8" x 6'6" (2.6m x 2m)

Rear Lobby 5'3" x 3'9" (1.6m x 1.1m)

First Floor Landing

Bedroom One 11'4" x 11'0" (3.5m x 3.4m)

Bedroom Two 10'9" x 8'4" (3.3m x 2.5m)

Bedroom Three 11'0" x 6'2" (3.4m x 1.9m)

Family Bathroom 9'2" x 7'8" (2.8m x 2.3m)

maximum measurements

Garage/Store 8'10" x 8'6" (2.7m x 2.6m)

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 chose to arrange a survey through them. For more information, please call the office.



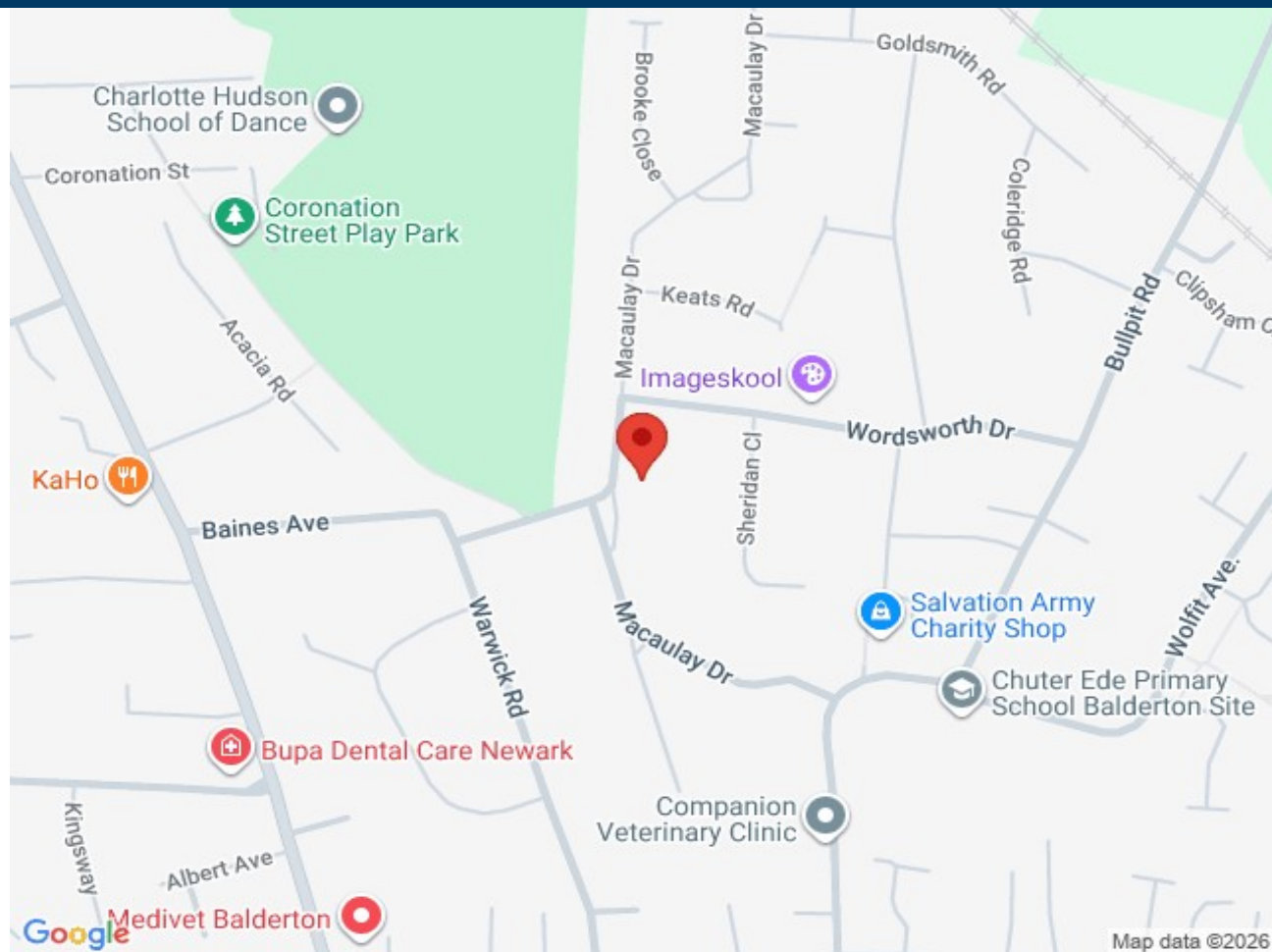
GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		