



## 30 Hawton Lane

Balderton, Newark, NG24 3DL

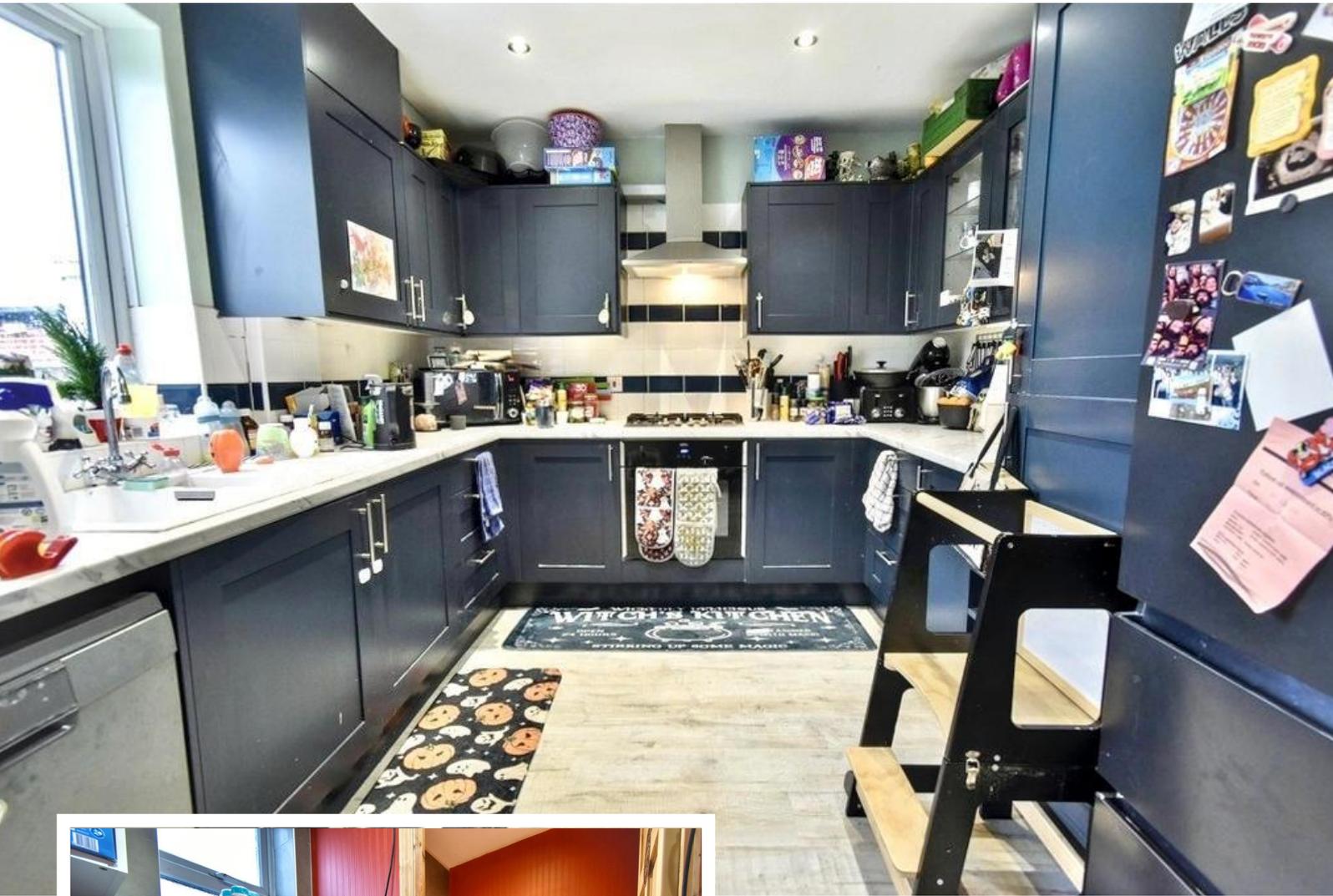


Book a Viewing

## Guide Price £220,000-£230,000

This traditional bay fronted semi detached home offers three generously sized bedrooms and the added convenience of a utility room and a downstairs WC. The property benefits from uPVC double glazing and gas central heating, with a replacement combination boiler installed in 2025. The bay fronted living room is a welcoming space, enhanced by a charming log burning stove, while a conservatory to the rear enjoys views over the garden. The kitchen has been re-fitted in a stylish shaker design, finished in a striking blue with contrasting white work surfaces. Upstairs, a modern three-piece bathroom serves all three bedrooms.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY - Newark and Sherwood District Council.**

**TENURE - Freehold.**

**VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.**

**LOCATION**

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.



#### ENTRANCE HALL

5' 2" x 2' 11" (1.6m x 0.9m) With uPVC double glazed opaque diamond shape window to the front elevation, composite door, stairs to the first floor and door to the living room.

#### LIVING ROOM

15' 5" into recess x 14' 5" into bay (4.7m x 4.4m) With uPVC double glazed bay window to the front elevation, radiator and log burning stove.

#### KITCHEN

13' 5" x 9' 6" (4.1m x 2.9m) Re-fitted Shaker style kitchen comprising wall and base units with the worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob, stainless steel extractor hood, under counter space and plumbing for a dishwasher and space fridge freezer, radiator, spotlights, cupboard housing the combination boiler, door to utility room/WC and uPVC double glazed door to the conservatory..

#### UTILITY ROOM

4' 3" x 4' 11" (1.3m x 1.5m) Fitted work surface with space and plumbing below for a washing machine, space for a condenser dryer, spotlights, uPVC double glazed window window to side elevation, tiled floor and door to WC.

#### WC

4' 11" x 4' 10" (1.5m x 1.48m) With a low level WC and wash hand basin set within vanity unit, tiled splashbacks, tiled floor, radiator and extractor.

#### CONSERVATORY

9' 10" x 8' 1" (3m x 2.48m) With uPVC double glazed windows to three elevations, uPVC double glazed French doors leading to the rear garden, polycarbonate roof, laminate flooring and wall mounted electric heater.

#### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, radiator, access to the loft and doors to all bedrooms and bathroom.

#### BEDROOM ONE

10' 9" to chimney breast x 9' 10" plus bay (3.3m x 3m) With uPVC double glazed bay window to the front elevation, radiator and built-in wardrobes.

#### BEDROOM TWO

11' 5" x 9' 10" (3.5m x 3m) With uPVC double glazed window to the rear elevation, radiator and laminate flooring.

#### BEDROOM THREE

9' 10" x 7' 2" (3m x 2.2m) With uPVC double glazed window to the rear elevation, radiator and laminate flooring.

#### BATHROOM

9' 6" x 6' 2" (2.9m x 1.9m maximum measurements, reducing to 0.9m) Fitted with a white suite comprising a panelled bath with a mixer shower over, low level WC and wash hand basin set with vanity unit, chrome heated towel rail, tiled splashbacks, inset spotlights and extractor.





## OUTSIDE

To the front there is a block paved and gravelled driveway. There is a uPVC door to a store and gated access with a block paved pathway leading to an enclosed garden, mostly laid to lawn with a gravel area, beds for plants and shrubs, shed (with power and light), power points and timber log store.

### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge, McFarland, Dale & Co, Bird & Co and G also n Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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### GETTING A MORTGAGE

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### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

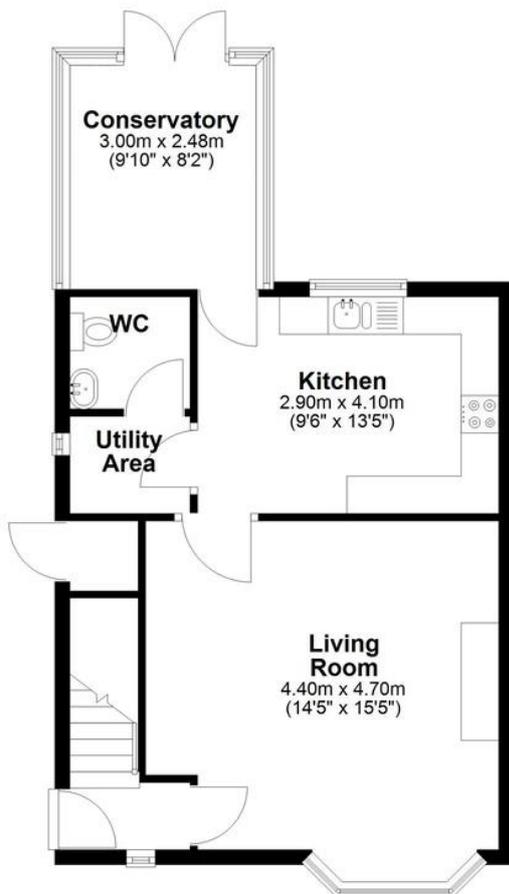
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## Ground Floor

Approx. 50.2 sq. metres (540.2 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 sq. feet)

**Hawton Lane, Balderton**

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