



Russell Avenue, Balderton, Newark





- LOVELY SEMI-DETACHED HOME
- CLOSE TO LAKESIDE & AMENITIES
- MODERN FIRST FLOOR BATHROOM
- WELL-APPOINTED PRIVATE GARDEN
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- TWO BEDROOM
- LOUNGE & SPACIOUS DINING KITCHEN
- ATTACHED STORE & DETACHED WORKSHOP
- BLOCK PAVED MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure:Freehold. EPC 'D'

Guide Price- £170,000 - £180,000. A LOVELY LAKESIDE LIFESTYLE...!

Settle down inside this attractive semi-detached home. Conveniently situated close to a wide array of excellent on-hand amenities, school catchments and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre. Whilst remaining perfectly positioned for IDYLLIC WALKS around the Balderton's lakeside. **WHAT MORE COULD YOU WANT?**

This well-maintained modern residence is a perfect first time home or sensible downsize. Hosting **DECEPTIVELY SPACIOUS** internal layout comprising: Entrance hall, lounge and a **GENEROUS DINING KITCHEN**.

The first floor hosts a **LARGE FAMILY BATHROOM** and two **WELL-PROPORTIONED** bedrooms. The master bedroom is enhanced with a fitted wardrobe.

Externally, the property is greeted via a block paved **MULTI-CAR DRIVEWAY**. The **HIGHLY PRIVATE** and well-appointed rear garden is a huge selling feature! Boasting a paved seating area, directly from the French doors in the dining kitchen. An attached external utility/ store and a **DETACHED WORKSHOP/ STORE**. Offering multi-purpose potential!

Further benefits of this **CONTEMPORARY CRACKER** include internal oak doors throughout, uPVC double glazing and gas fired central heating.

MAKE YOUR MOVE...! Internal viewings are **HIGHLY ADVISED** in order to gain a full sense of appreciation. Marketed with ****NO ONWARD CHAIN!!!****.



ENTRANCE HALL: 3'10 x 3'5 (1.17m x 1.04m)

LOUNGE: 12'2 x 11'5 (3.71m x 3.48m)
Max measurements provided.

DINING KITCHEN: 15'3 x 11'3 (4.65m x 3.43m)
Max measurements provided.

FIRST FLOOR LANDING: 6'6 x 2'7 (1.98m x 0.79m)

MASTER BEDROOM: 12'2 x 11'6 (3.71m x 3.51m)

BEDROOM TWO: 11'6 x 8'4 (3.51m x 2.54m)

FIRST FLOOR BATHROOM: 8'4 x 6'7 (2.54m x 2.01m)

ATTACHED EXTERNAL STORE:
Of brick built construction, with a sloped slate roof and wooden external door. Providing external storage space and plumbing/ provision for a washing machine/ tumble dryer.

DETACHED WORKSHOP/STORE: 13'10 x 8'4 (4.22m x 2.54m)
Of concrete construction. Accessed via wooden double doors. Providing suitable storage space or scope to be used as a large workshop.

EXTERNALLY:
The front aspect is greeted with dropped kerb vehicular access onto a block paved **MULTI-CAR** driveway. Ensuing **AMPLE OFF-STREET PARKING**. There is a walled left side boundary and continuation of the block paving, via the right side aspect, leading to a secure timber gate. Opening into the **WELL-APPOINTED** and **HIGHLY PRIVATE** rear garden. Hosting a paved seating area. The garden is laid to lawn with gravelled borders and a paved pathway, leading to the bottom of the garden and into the detached workshop/ store. There is an outside tap, external security light, fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 698 Square Ft.

Measurements are approximate and for guidance only. This includes the attached external store.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'**EPC: Energy Performance Rating: 'D' (66)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

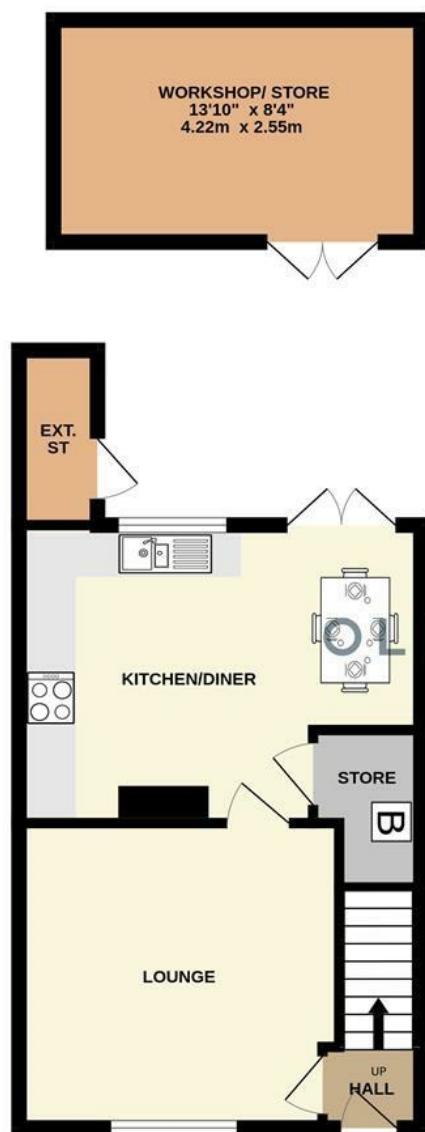
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

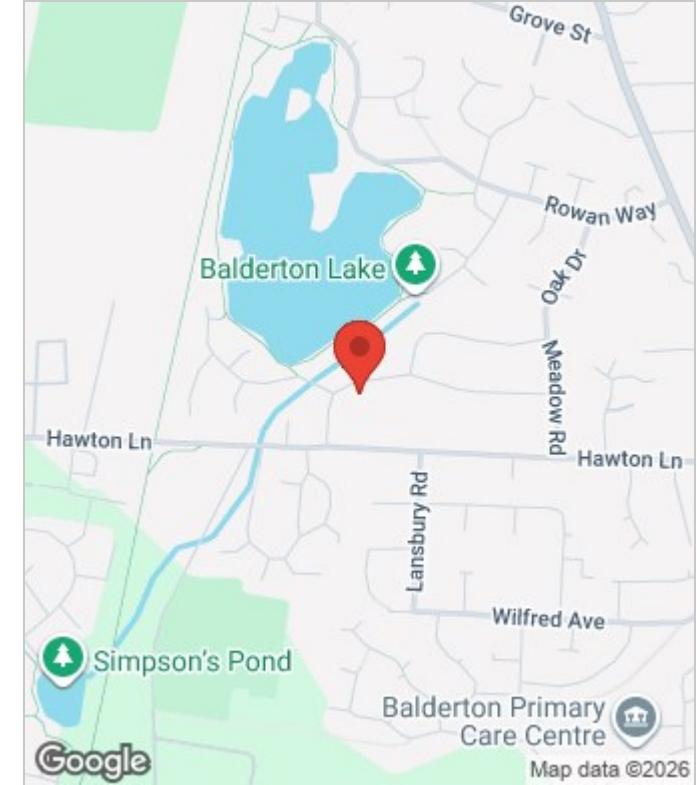
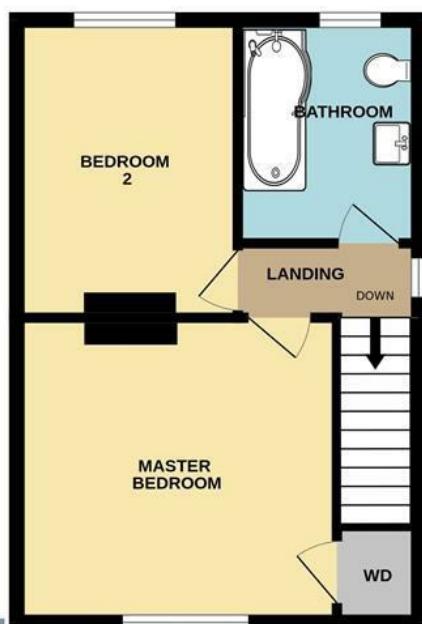




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

