



Catkin Way, Balderton, Newark

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 OLIVER REILLY







# Catkin Way, Balderton, Newark

- SPACIOUS DETACHED BUNGALOW
- IDYLIC LAKESIDE LOCATION
- LARGE CONSERVATORY
- DETACHED GARAGE & GENEROUS DRIVEWAY
- MODERNISATION REQUIRED
- THREE BEDROOMS
- DUAL-ASPECT LOUNGE/DINER
- SHOWER ROOM & EN-SUITE TO MASTER
- PRIVATE WELL-APPOINTED GARDEN
- GREAT POTENTIAL! Tenure: Freehold EPC 'C'

## A LOVELY LAKESIDE LOCATION..!

Take a look at this excellently proportioned and perfectly positioned detached bungalow. Pleasantly situated within one of Balderton's most sought-after cul-de-sac settings, close to an array of superb amenities and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

This eye-catching home is FULL OF POTENTIAL & POSSIBILITIES. Requiring a high-degree of cosmetic modernisation, with superb internal and external scope for you to make your own mark! The property's generous and free-flowing internal layout comprises: Entrance hall, large DUAL-ASPECT bow-fronted lounge/diner. A well-proportioned fitted kitchen, through to a huge conservatory. The bungalow provides a shower room and THREE BEDROOMS. The master bedroom is enhanced via an en-suite shower room.

Externally, the bungalow occupies a copious plot. The front aspect is greeted with AMPLE OFF-STREET PARKING and a large front garden, which could be utilised into additional parking space, if required. There is a large single garage. Providing power and lighting. The highly private and fully enclosed rear garden offers exciting scope for you to inject your own personality, enjoying an unspoiled tree-lined outlook behind.

Further benefits of this spacious detached home include uPVC double glazing and gas fired central heating.

This really is a ONE TO MAKE YOUR OWN..! Step inside and seize this fantastic opportunity with both hands!



Guide Price £250,000



|                                                                                                                                                       |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b><br>Max measurements provided.                                                                                                   | 13'1 x 9'2 (3.99m x 2.79m)   |
| <b>BAY-FRONTED LOUNGE/DINER:</b><br>Max measurements provided into bay-window.                                                                        | 18'8 x 10'10 (5.69m x 3.30m) |
| <b>KITCHEN:</b>                                                                                                                                       | 12'4 x 9'1 (3.76m x 2.77m)   |
| <b>LARGE CONSERVATORY:</b>                                                                                                                            | 21'3 x 10'4 (6.48m x 3.15m)  |
| <b>MASTER BEDROOM:</b><br>Max measurements provided.                                                                                                  | 12'4 x 11'9 (3.76m x 3.58m)  |
| <b>EN-SUITE SHOWER ROOM:</b>                                                                                                                          | 7'8 x 4'6 (2.34m x 1.37m)    |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                                                                                                     | 10'1 9'6 (3.07m x 2.90m)     |
| <b>BEDROOM THREE:</b>                                                                                                                                 | 7'8 x 7'1 (2.34m x 2.16m)    |
| <b>SHOWER ROOM:</b>                                                                                                                                   | 6'6 x 5'8 (1.98m x 1.73m)    |
| <b>SINGLE GARAGE:</b><br>Accessed via a manual up/over garage door. Providing power and lighting. A rear personnel door gives access into the garden. | 18'1 x 8'10 (5.51m x 2.69m)  |

## EXTERNALLY:

The property occupies a lovely position within a highly sought-after idyllic cul-de-sac. The front aspect is greeted via an extensive multi-car tarmac driveway. Enjoying ample, off-street parking. The front garden is predominantly laid to lawn with a range of established bushes and excellent scope to create additional parking options, if required. There is access to the single garage with external security light. Access to the side entrance door and through the left side passageway. The well-appointed rear garden is partially laid to lawn and extensively paved, providing an array of established bushes and raised plant bed. There is provision for a detached timber workshop with power and light and a detached garden shed. The garden enjoys a tranquil and private tree-lined outlook behind with fully fenced sides/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: 950 Square Ft.

Measurements are approximate and for guidance only. This does not include the garage.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'C' (69)

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:

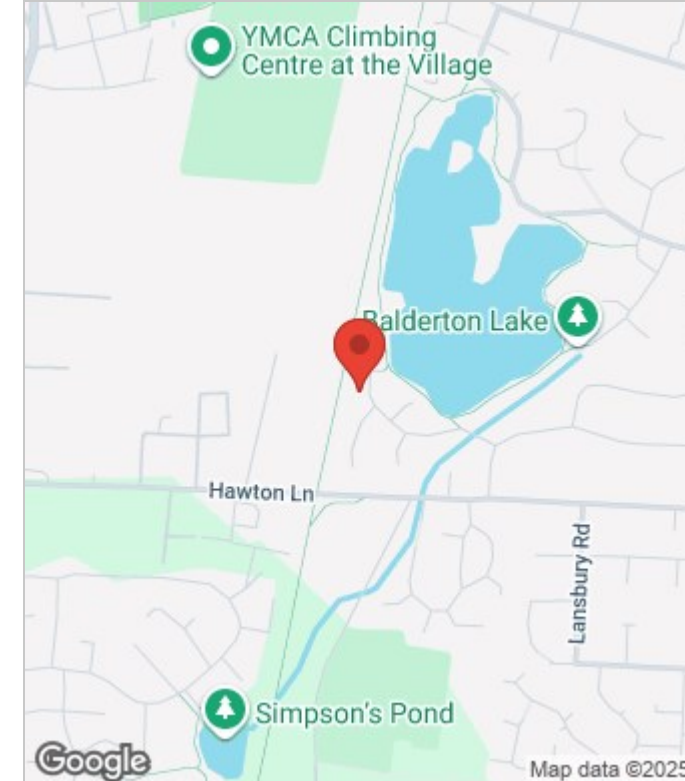
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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











### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>69</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC

