Hawton Lane, Balderton, Newark

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OLIVER REILLY

Hawton Lane, Balderton, Newark

Guide Price £210,000 - £220,000

- SEMI-DETACHED HOME
- CONVENIENT LOCATION- CLOSE TO AMENITIES
- MODERN DINING KITCHEN & CONSERVATORY
- AMPLE OFF-STREET PARKING
- EASE OF ACCESS TO SCHOOLS & ONTO MAIN ROADS
- THREE WELL-PROPORTIONED BEDROOMS
- BAY-FRONTED LOUNGE WITH LOG BURNER
- GF W.C & UTILITY ROOM
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- Tenure: Freehold. EPC 'D'

Guide Price: £210,000-£220,000. A HOME TO MAKE YOUR OWN!

This sizeable semi-detached home is conveniently situated in the heart of Balderton, close to popular amenities, schools and transport links.

The property provides a generous layout, over two floors, comprising: Entrance hall, a large bay-fronted lounge with feature fireplace and inset log burner. A modern dining kitchen, separate utility room, ground floor W.C and a large conservatory.
The second floor provides three well-sized bedrooms and a contemporary bathroom.

Externally, the property is welcomed by an extensive multi-vehicle driveway with an integral external store.

The private and fully enclosed rear garden will leave much to your imagination. Enjoying space for the whole family!

Additional benefits include uPVC double glazing and gas central heating, via a modern combination boiler, installed in 2025.

ENTRANCE HALL:	5'1 x 2'10 (1.55m x 0.86m)
BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	15'5 x 14'5 (4.70m x 4.39m)
MODERN DINING KITCHEN:	13'5 x 9'8 (4.09m x 2.95m)
UTILITY ROOM:	4'9 x 4'3 (1.45m x 1.30m)
GROUND FLOOR W.C:	4'10 x 4'9 (1.47m x 1.45m)
LARGE CONSERVATORY: Of part brick and uPVC construction, with a pitched poly-carbonate roof, uPVC double glazed windows to both side and rear elevations. Providing wood-effect laminate flooring, an electric heater, power points and a ceiling light fitting. uPVC double glazed French doors open out to the garden.	10'7 x 9'4 (3.23m x 2.84m)
FIRST FLOOR LANDING:	7'6 x 2'7 (2.29m x 0.79m)
BAY-FRONTED MASTER BEDROOM: Max measurements provided into bay-window.	14'6 x 9'11 (4.42m x 3.02m)
BEDROOM TWO:	11'6 x 9'8 (3.51m x 2.95m)
BEDROOM THREE:	9'8 x 6'10 (2.95m x 2.08m)
MODERN BATHROOM: Max measurements provided.	9'7 x 6'4 (2.92m x 1.93m)

EXTERNALLY:
This sizeable home is situated in a convenient location, close to amenities. The front aspect provides dropped kerb vehicular access onto a generous driveway. Boasting ample off-street parking. Partially block paved and partially gravelled. Access to the side composite entrance door, with external wall light and the integral external store. There is a low-level fenced left side boundary, a hedged right side boundary and low-level walled front boundary. The left side aspect has a wooden personal gate, opening into the well-appointed and private enclosed rear garden. Predominantly laid to lawn, with raised plant beds, a paved seating area with brick-built BBQ. Provision for a garden shed, a double external power socket and external security light. There are fully fenced side and rear boundaries.

Approximate Size: 935 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in 2025 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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

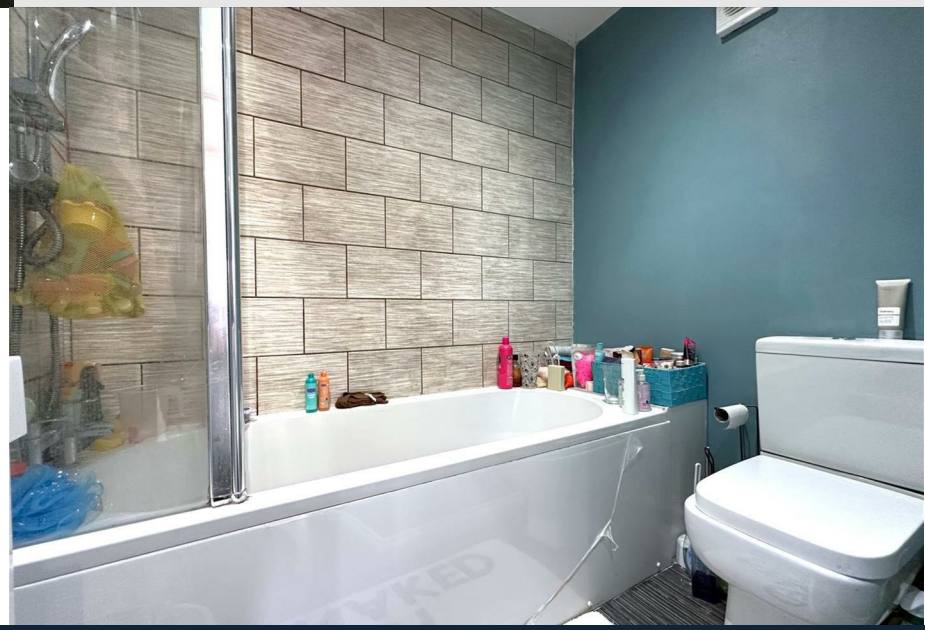
EPC: Energy Performance Rating: 'D' (62)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not 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 an 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.

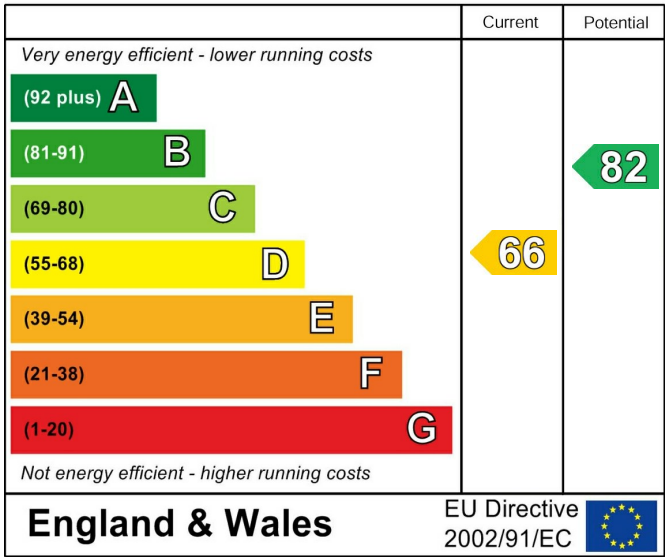


GROUND FLOOR

1ST FLOOR

OLIVER REILLY

Energy Efficiency Rating



4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

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