



Masefield Crescent, Balderton, Newark



OLIVER REILLY



# Masefield Crescent, Balderton, Newark

Guide Price £220,000

- SPACIOUS SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES!
- MODERN KITCHEN & FIRST FLOOR SHOWER ROOM
- GENEROUS 0.10 OF AN ACRE CORNER PLOT
- LOW-MAINTENANCE REAR GARDEN WITH WORKSHOP
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS MULTI-PURPOSE CONSERVATORY
- DETACHED OVER-SIZED GARAGE & MULTI-CAR DRIVEWAY
- SCOPE TO MAKE YOUR OWN MARK! Tenure: Freehold. EPC 'D'

## A CRACKING CORNER PLOT...

This excellent sized semi-detached home is situated in a highly desirable residential location, close to a wide range of amenities, popular schools and excellent transport links. Ensuring ease of access onto the A1, A46 and to Newark Town Centre.

Occupying a wonderful 0.10 of an acre plot, this copious home promises great internal and external potential and allows you to use your imagination and **MAKE YOUR OWN MARK**. Both inside and out!

The well-appointed internal layout comprises: Entrance hall, a modern fitted kitchen, large living room, separate dining room and a **LARGE MULTI-FUNCTIONAL CONSERVATORY**. An integral side passageway gives access to a ground floor W.C, store room and utility room.

The first floor hosts **THREE WELL-PROPORTIONED BEDROOMS**, all with fitted storage cupboards/ wardrobes and a **CONTEMPORARY SHOWER ROOM**.

There is access up to a **LARGE LOFT STORAGE ROOM**. Equipped with power, lighting and an eaves storage cupboard. Externally, the extensive plot provides **AMPLE OFF-STREET PARKING** via a **BLOCK PAVED DRIVEWAY**. Giving access into a **DETACHED OVER-SIZED GARAGE**. Providing power and lighting. There is a large front and side garden, which offers scope for further parking opportunities.

The low-maintenance rear garden retains a high-degree of privacy and is enhanced by a detached timber workshop. Further benefits of this **POTENTIAL-FILLED HOME** include uPVC double glazing and gas fired central heating, via a modern boiler, installed in the last 4 years.

STEP INSIDE... and appreciate the space and scope available, to turn this house into **YOUR HOME!**



<b>ENTRANCE HALL:</b>	14'6 x 6'4 (4.42m x 1.93m)
<b>DINING ROOM:</b>	12'2 x 10'6 (3.71m x 3.20m)
<b>LIVING ROOM:</b>	14'1 x 12'2 (4.29m x 3.71m)
<b>MODERN FITTED KITCHEN:</b>	9'10 x 6'3 (3.00m x 1.91m)
<b>LARGE MULTI-PURPOSE CONSERVATORY:</b>	22'3 x 9'3 (6.78m x 2.82m)
<b>SIDE PASSAGE:</b>	14'3 x 3'7 (4.34m x 1.09m)
<b>UTILITY ROOM:</b>	8'10 x 6'2 (2.69m x 1.88m)
<b>INTEGRAL STORE ROOM:</b>	6'2 x 2'8 (1.88m x 0.81m)
<b>GROUND FLOOR W.C:</b>	6'2 x 2'8 (1.88m x 0.81m)
<b>FIRST FLOOR LANDING:</b>	9'4 x 6'4 (2.84m x 1.93m)
<b>MASTER BEDROOM:</b> Max measurements provided.	12'3 x 11'7 (3.73m x 3.53m)
<b>BEDROOM TWO:</b> Max measurements provided. Width reduces to 9'2 ft (2.79m).	12'3 x 11'9 (3.73m x 3.58m)
<b>BEDROOM THREE:</b> Max measurements provided.	9'5 x 9'5 (2.87m x 2.87m)
<b>CONTEMPORARY SHOWER ROOM:</b>	6'3 x 5'6 (1.91m x 1.68m)
<b>LARGE ATTIC STORE ROOM:</b> A generous storage space with great potential. Subject to relevant approvals. Providing carpeted flooring. Equipped with power and lighting, via two ceiling strip-lights and a useful eaves storage cupboard.	14'5 x 8'7 (4.39m x 2.62m)



#### OVER-SIZED DETACHED GARAGE:

18'1 x 16'3 (5.51m x 4.95m)  
of concrete sectional construction. Accessed via a manual roller garage door. Equipped with power and lighting. A metal rear personal door gives access into the garden.

#### EXTERNALLY:

The property commands an excellent corner plot position, standing on approximately 0.10 of an acre. The front aspect provides dropped kerb vehicular access onto an EXTENSIVE BLOCK PAVED DRIVEWAY. Allowing ample parking, for a range of vehicles. Giving access into the DETACHED OVER-SIZED GARAGE. The front garden is of general low-maintenance. Partially gravelled and block paved, with a low-level personal gate giving access to the front entrance door, with a variety of established shrubs. There is useful gravelled side garden, which benefits from further parking scope, if required. There are fenced side and front boundaries.

The private enclosed rear garden is of general low-maintenance. Predominantly block paved, with a small artificial lawn. There is an outside tap, a range of storage sheds, provision for an aviary and access into a detached timber workshop, which is insulated and equipped with power and lighting. There are fully 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: 1,380 Square Ft.

Measurements are approximate and for guidance only.

#### 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.

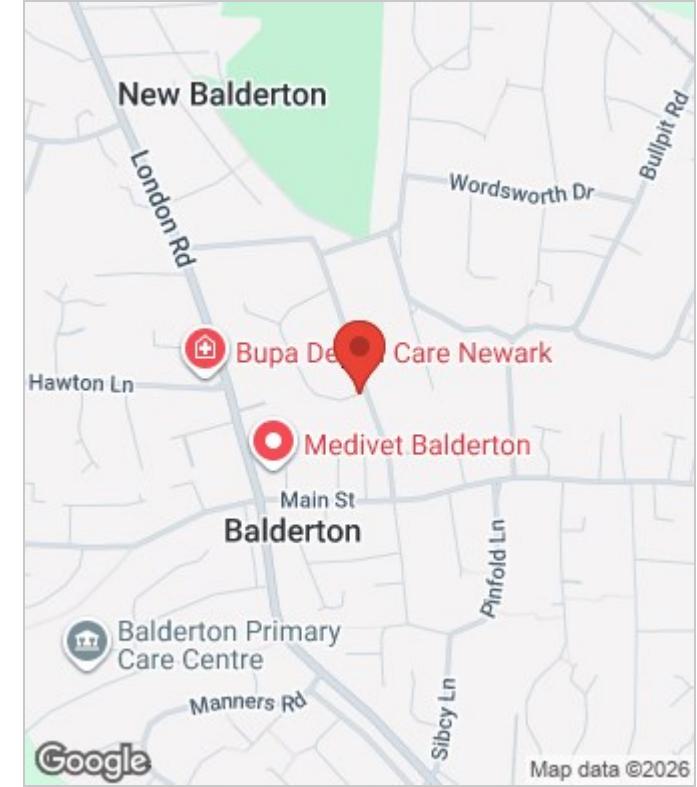
#### Money Laundering Regulations:

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.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	