



Rowan Way, Balderton, Newark

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 OLIVER REILLY



Rowan Way, Balderton, Newark

- STUNNING DETACHED HOME
- WONDERFUL LAKESIDE LOCATION
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- INTEGRAL GARAGE & MULTI-VEHICLE DRIVEWAY
- DELIGHTFUL WELL-APPOINTED REAR GARDEN
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- CLOSE TO POPULAR SCHOOLS & MAIN ROAD LINKS
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'tbc'

BLINK... AND YOU'LL MISS IT!...

LUXURY LIVING BY THE LAKESIDE...!

This impressive detached modern-day residence has all you could want... AND MORE!

Occupying an enviable position, overlooking the Balderton lakeside. Emphasizing delightfully idyllic walks and a quiet residential setting, combined with CRACKING CONVENIENCE to local schools, amenities and transport links. Boasting imminent access onto the A1 and A46.

This attractive family-sized home is easy on the eye and remains a credit to the existing owner, who was enhanced and maintained the property TO AN EXCEPTIONALLY HIGH STANDARD.

The copious internal accommodation spans 1,200 square/ft and comprises: An inviting entrance hall, modern ground floor W.C, a spacious living room with double doors into a separate dining/sitting room. The icing on the cake has to be the SUBLIME OPEN-PLAN LIVING/ DINING KITCHEN. Benefiting from a range of integrated appliances, a breakfast bar and access out to a large block paved seating area.

The first floor landing hosts THREE DOUBLE BEDROOMS, a stunning family bathroom and an equally tasteful EN-SUITE SHOWER ROOM, to the master bedroom.

Externally, the property commands a substantial plot. Greeted via a MULTI-CAR TARMAC DRIVEWAY, with access into the integral single garage. Equipped with power, lighting and water.

The BRIGHT AND BEAUTIFUL rear garden is a joy to behold. Promising the PERFECT EXTERNAL ESCAPE for the whole family to appreciate, all year round. Enhanced by its unspoiled outlook over the local lake.

Further benefits of this STYLISH AND CONTEMPORARY home include uPVC double glazing and gas fired central heating.

YOUR NEXT CHAPTER STARTS HERE!... Inside this all-round PICTURE-PERFECT property, full of space and versatility, in arguably one of Balderton's most popular locations. Presented to the highest of standards!

Asking Price: £310,000



ENTRANCE HALL:	13'7 x 4'3 (4.14m x 1.30m)
GROUND FLOOR W.C:	6'2 x 3'4 (1.88m x 1.02m)
LARGE LIVING ROOM:	15'8 x 11'5 (4.78m x 3.48m)
DINING ROOM:	10'3 x 9'6 (3.12m x 2.90m)
OPEN-PLAN LIVING/DINING KITCHEN:	18'10 x 12'4 (5.74m x 3.76m)
Max measurements provided.	
FIRST FLOOR LANDING:	8'2 x 3'5 (2.49m x 1.04m)
MASTER BEDROOM:	12'3 x 9'6 (3.73m x 2.90m)
EN-SUITE SHOWER ROOM:	8'8 x 5'6 (2.64m x 1.68m)
BEDROOM TWO:	12'9 x 8'9 (3.89m x 2.67m)
Max measurements provided.	
BEDROOM THREE:	12'10 x 11'1 (3.91m x 3.38m)
Max measurements provided.	
STYLISH FAMILY BATHROOM:	6'4 x 5'6 (1.93m x 1.68m)
INTEGRAL SINGLE GARAGE:	16'1 x 8'2 (4.90m x 2.49m)

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 :1,200 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.





Tenure: Freehold
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (70)

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:

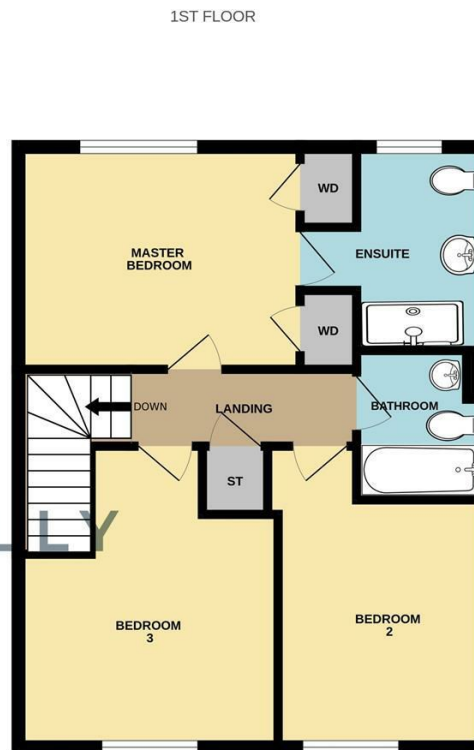
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	