Lacey Green, Balderton, Newark

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OLIVER REILLY

Lacey Green, Balderton, Newark

£330,000

- BEAUTIFUL DETACHED HOME
- CAPTIVATING CUL-DE-SAC POSITION
- LARGE LOUNGE & UTILITY ROOM
- GENEROUS PRIVATE PLOT
- EXCELLENT CONDITION! EASE OF ACCESS ONTO A1!
- FOUR BEDROOMS
- STUNNING OPEN-PLAN DINING KITCHEN
- GF W.C & FIRST FLOOR BATHROOM
- DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'C'

NO CHAIN!! A HOME TO BE PROUD OF...!
Take a look at this superb detached family-sized residence. Occupying arguably one of the most desirable plots within a highly sought-after cul-de-sac in Balderton. Closely positioned for ease of access onto the A1, the A46 and to Newark Town Centre. Surrounded by heaps of excellent local amenities and popular schools.
This Impressive contemporary home has been tastefully enhanced over recent years to fall in-line with popular modern-day cultures and promotes a MOVE IN READY design, that you'll fall HEAD OVER HEELS for at first glance.
This warm and welcoming home is enhanced with a lovely FREE-FLOWING LAYOUT, spanning in excess of 1,100 square/ft, comprising: Inviting entrance hall, ground floor W.C, a sizeable lounge and a STUNNING OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances, Quartz work-surfaces and access into a separate utility room.
The first floor landing leads into FOUR WELL-PROPORTIONED BEDROOMS and an attractive family bathroom.
Externally, the terrific corner plot promotes an EXTENSIVE TARMAC DRIVEWAY, with access into a detached double garage, equipped with power, lighting and scope to be utilised as further living space.
The wonderful and HIGHLY PRIVATE rear garden is of an amazing proportion. Hosting a paved patio, ample privacy and sufficient scope for a large extension. Subject to planning approvals.
Further benefits of this BRIGHT AND BEAUTIFUL home include uPVC double glazing and gas central heating. Both installed in 2021.
CREATE YOUR NEXT CHAPTER... Inside this MARVELLOUS MODERN BEAUTY! Set to Impress and available with NO ONWARD CHAIN..!

ENTRANCE HALL:	10'5 x 13'6 (3.18m x 4.11m)
GROUND FLOOR W.C:	7'2 x 2'8 (2.18m x 0.81m)
GENEROUS LOUNGE:	16'10 x 11'7 (5.13m x 3.53m)
SUPERB OPEN-PLAN DINING KITCHEN:	17'5 x 15'1 (5.31m x 4.60m)

Max measurements provided. Dining area reduces to 11'10 ft (3.61m).

UTILITY ROOM:	10'7 x 5'5 (3.23m x 1.65m)
FIRST FLOOR LANDING:	8'4 x 2'7 (2.54m x 0.79m)
MASTER BEDROOM:	15'0 x 8'7 (4.57m x 2.62m)
BEDROOM TWO:	13'9 x 8'7 (4.19m x 2.62m)
BEDROOM THREE:	10'7 x 7'7 (3.23m x 2.31m)
BEDROOM FOUR:	10'4 x 9'0 (3.15m x 2.74m)
FAMILY BATHROOM:	7'5 x 6'1 (2.26m x 1.85m)
DETACHED DOUBLE GARAGE:	16'8 x 16'4 (5.08m x 4.98m)

Of brick built construction, with a pitched tiled roof. Equipped with power and lighting. providing recessed ceiling spotlights, a smoke alarm and loft hatch access point. There are two manual up/ over garage doors, one of which has been concealed via a stud wall. This could be removed and the existing manual up/ over door would still be functional. A uPVC double glazed left side door gives access from the utility room and out to the garden.

EXTERNALLY:

The property commands an excellent position at the head of a quiet and highly desirable residential cul-de-sac. The front aspect welcomes an EXTENSIVE TARMAC DRIVEWAY. Ensuring AMPLE off-street parking for a variety of vehicles. Giving access to the DETACHED DOUBLE GARAGE. There is access to the front door with external light, with an array of established shrubs. A secure wooden side gate opens to the side aspect of the property with a personal door leading into the garage and provision for a garden shed behind. There is concrete hard-standing, an outside tap and double external power socket. The well-appointed rear garden is predominantly laid to lawn with partial raised plant beds, a lovely paved seating area,external security light, fully fenced side and rear boundaries. Captivated by a high-degree of privacy.

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: 1,101 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 'D'

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.

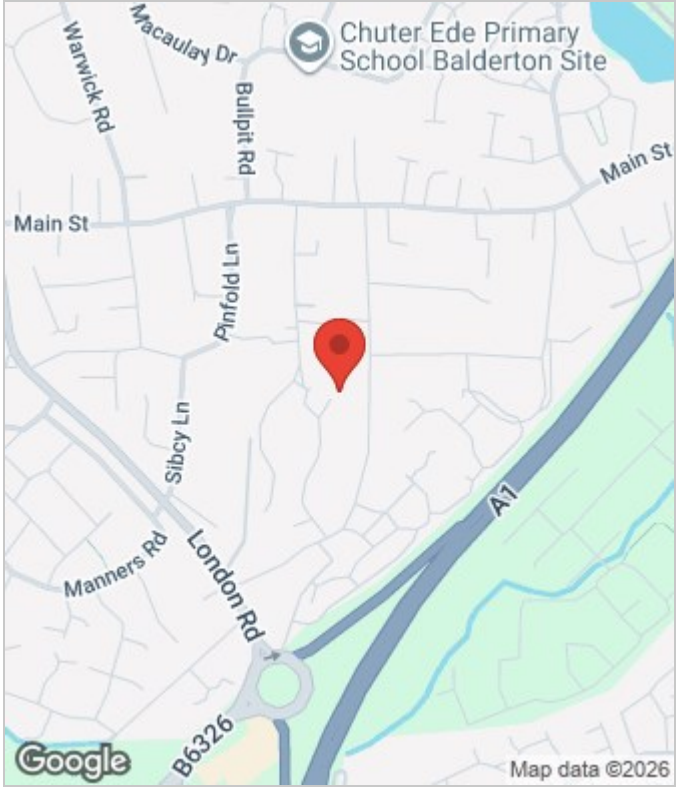
Draft Details-Awaiting Approval:

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.

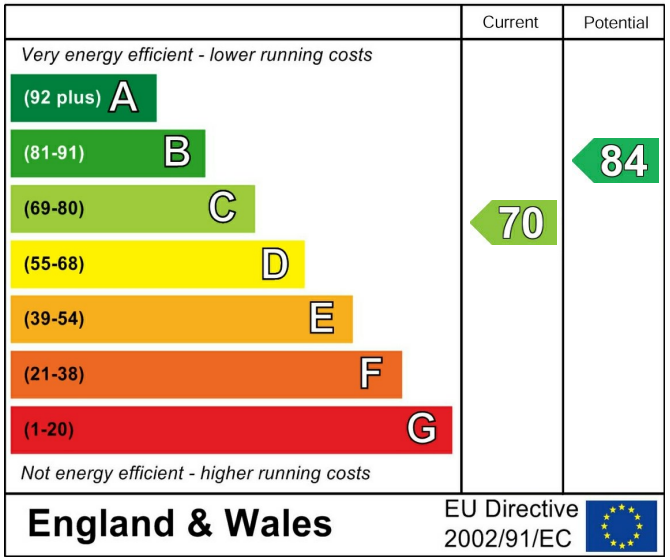
GROUND FLOOR

1ST FLOOR

OLIVER REILLY



Energy Efficiency Rating



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