

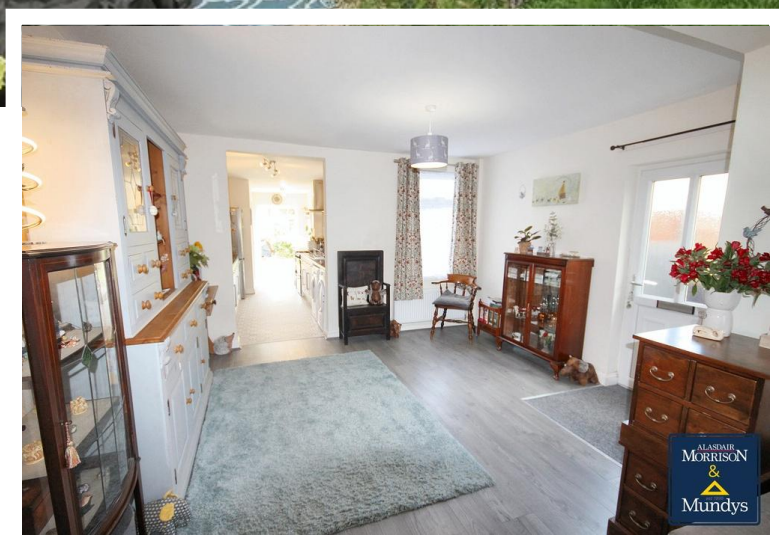


**10 Pinfold Lane**  
Balderton, Newark, NG24 3LP

**£186,500**

Ready to move in to, an extended period semi-detached house with views of St Giles church to the front elevation. This deceptively spacious accommodation spans two floors and briefly comprises of a Lounge Diner with a gas fire suite and built-in storage cupboard, shaker style Kitchen with French doors onto the cottage style rear Garden, Downstairs WC, a First Floor Bathroom and three Bedrooms. Viewings are highly recommended to appreciate the size of accommodation on offer.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and High Street super markets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.





## ACCOMMODATION

### LOUNGE DINER

Lounge 11' 4" x 9' 2" (3.45m x 2.79m) and Dining Area 12' 7" x 11' 3" (3.84m x 3.43m) With uPVC double glazed windows to the front and rear elevations, radiators, under stairs storage cupboard, inset living flame gas fire and opening to an enclosed staircase and an opening to:-

### KITCHEN

21' 4" x 7' 9" maximum (6.5m x 2.36m) With Shaker style kitchen with work surfaces incorporating a one and a half bowl sink unit with a stainless steel mixer tap, stainless steel extractor hood, spaces for a cooker, fridge freezer, washing machine and tumble dryer, wall mounted combination boiler, radiators, uPVC double glazed windows to the side elevation, uPVC double glazed French doors onto the rear garden and a door to:-

### CLOAKROOM

Fitted with a low-level WC, pedestal wash hand-basin, extractor, radiator and a uPVC double glazed opaque window to the rear elevation.

### LANDING

With uPVC double glazed opaque window to the side elevation, radiators, inset spotlights, access to the loft and doors to three bedrooms and bathroom.

### BEDROOM ONE

11' 6" x 9' 7" (3.51m x 2.92m) With uPVC double glazed window to the front elevation, radiator and a built-in storage cupboard.



### BEDROOM TWO

10' 1" x 8' 1" (3.07m x 2.46m) With uPVC double glazed window to the rear elevation and a radiator.

### BEDROOM THREE

8' 0" x 6' 6" (2.44m x 1.98m) With uPVC double glazed window to the rear elevation and a radiator.



### BATHROOM

8' 9" x 4' 11" (2.67m x 1.5m) Fitted with a white three piece suite comprising a low-level WC, pedestal wash hand-basin and bath with a mains fed shower over, chrome heated towel rail, extractor, tiled splashbacks and a uPVC double glazed opaque window to the side.

### OUTSIDE

Gated access at the side leads to a paved patio area with an outside tap, a gravelled area, further patio area with power points and a lawned garden with borders for plants and shrubs.





**WEBSITE**

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

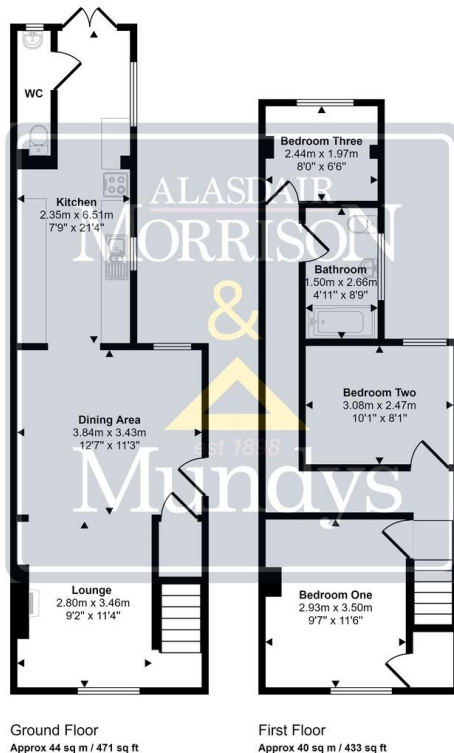
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Approx Gross Internal Area  
84 sq m / 904 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

<p>26 Kirkgate Newark NG24 1AB <a href="mailto:newark@amorrison-mundys.net">newark@amorrison-mundys.net</a> 01636 700888</p>	<p>22 King Street Southwell NG25 0EN <a href="mailto:southwell@amorrison-mundys.net">southwell@amorrison-mundys.net</a> 01636 813971</p>	<p>29 Silver Street Lincoln LN2 1AS <a href="mailto:info@mundys.net">info@mundys.net</a> 01522 510044</p>	<p>22 Queen Steet Market Rasen LN8 3EH <a href="mailto:info@mundys.net">info@mundys.net</a> 01673 847487</p>	<p>Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.</p>
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