



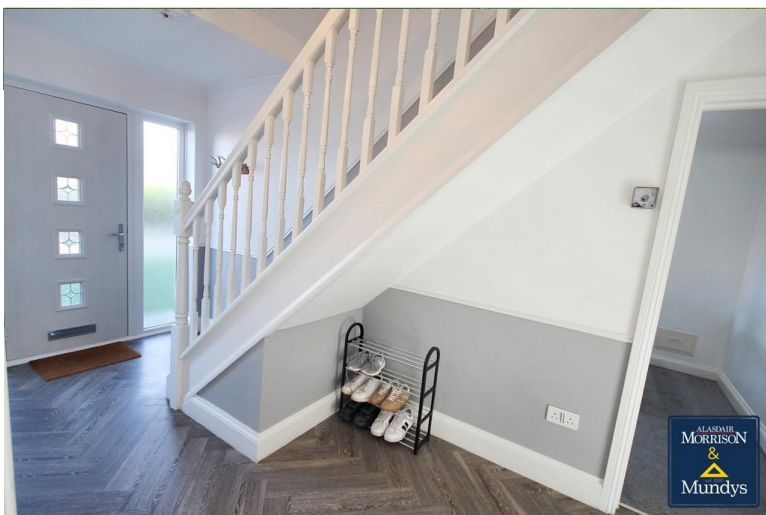
## 21 Hawton Lane, Balderton Newark, NG24 3DH

### Offers Over £300,000

An exceptional opportunity to acquire this extended and detached four bedroom home, offered for sale with no upward chain. Boasting a double garage with ample parking, the property also features beautifully landscaped gardens designed for low maintenance, ensuring both practicality and charm. Upon entering, the welcoming hallway is enhanced by stylish herringbone flooring, setting the tone for the rest of the home. The spacious living room provides a comfortable retreat, complete with a feature electric fire and bi-folding doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The dining room offers a versatile space, incorporating a study area with a fitted desk surface, ideal for those who work from home or require additional workspace. At the heart of the home is the stunning newly re-fitted kitchen breakfast room. Designed to impress, it features a large central island, integrated appliances and bi-folding doors that flood the space with natural light while providing direct access to the garden. This contemporary and functional layout is perfect for both everyday family life and entertaining guests. Upstairs, the four well proportioned bedrooms offer comfortable accommodation, with the principal bedroom benefiting from a built-in wardrobe and an en-suite WC. The family bathroom is fitted with a modern three piece white suite, completing the upper floor. This beautifully presented home combines stylish interiors with practical living spaces, making it an ideal choice for those seeking a move-in-ready property in a desirable location.







#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING – D.**

**COUNCIL TAX BAND – C** (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 supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately two miles away which offers further shops and leisure facilities and has excellent transport links.







## ENTRANCE HALL

14' 11" x 6' 9" (4.55m x 2.06m) With double glazed composite door and UPVC double glazed opaque windows, stairs to the first floor landing, coving to the ceiling, dado rail and doors to the living room, kitchen, breakfast room and the dining room.

## LIVING ROOM

19' 7" x 11' 5" (5.97m x 3.48m) With uPVC double glazed window to the front elevation, double glazed bi-fold doors onto the garden at the rear, coving to the ceiling, radiator and a wall mounted electric fire suite.



## DINING ROOM

14' 10" x 8' 7" (4.52m x 2.62m) With radiator, coving to the ceiling and an opening through to the study area with uPVC double glazed window to the front elevation, radiator and built-in desk unit.

## KITCHEN BREAKFAST ROOM

18' 6" x 15' 4" (maximum measurements) (5.64m x 4.67m) Extended and re-fitted with Shaker style wall and base units with a wooden worksurface, incorporating an undercounter ceramic sink unit with mixer tap on central island. Fitted oven, five ring gas hob, stainless steel extractor hood, integrated dishwasher, fridge freezer and washing machine. Tiled splashbacks, sky lantern, uPVC double glazed opaque door leading to a side passage (providing access to the front, and to a personal door leading to the garages). uPVC double glazed bi-folding doors onto the garden.



## FIRST FLOOR LANDING

With access to the loft, dado rail, doors to four bedrooms and to the bathroom.

## MASTER BEDROOM

12' 1" x 10' 9" (3.68m x 3.28m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling, feature panelled wall, built-in wardrobe and door to en-suite WC.





## EN-SUITE WC

With a low level WC and wash hand basin, radiator and a uPVC double glazed opaque window to the front elevation.

## BEDROOM TWO

10' 9" x 8' 6" (3.28m x 2.59m) With uPVC double glazed window to the front elevation, radiator and built-in storage and hanging space.

## BEDROOM THREE

9' 10" x 8' 6" (3m x 2.59m) With uPVC double glazed window to the rear elevation, radiator and coving to the ceiling.

## BEDROOM FOUR

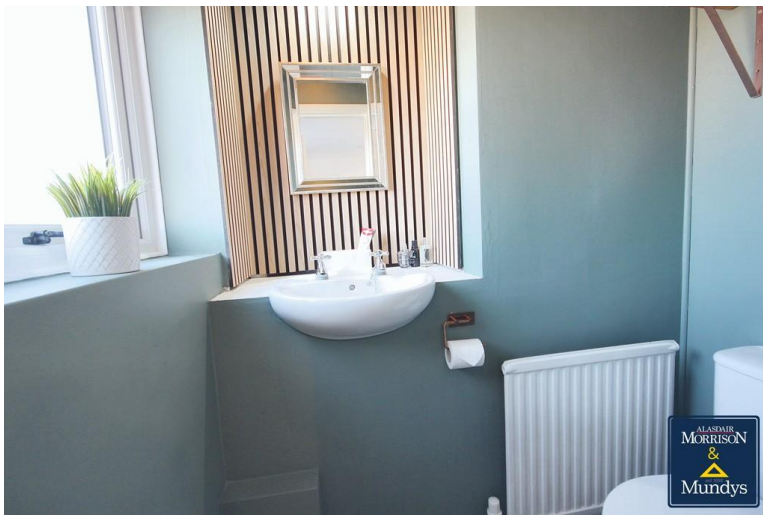
8' 4" x 8' 4" (2.54m x 2.54m) With uPVC double glazed window to the rear elevation, radiator and coving to the ceiling.

## BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m) With three piece white suite comprising a P-shaped panelled bath with a mixer shower attachment, pedestal wash hand basin and low level WC, radiator, tiled splash-backs, spotlights, coving to the ceiling, extractor and double glazed opaque windows to the rear.

## OUTSIDE

With landscaped garden to the front with artificial grass and flagstone paving. Gated access at both sides. The rear garden is enclosed and landscaped with artificial grass and decorative stones. There is also a double garage with parking.







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#### 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.

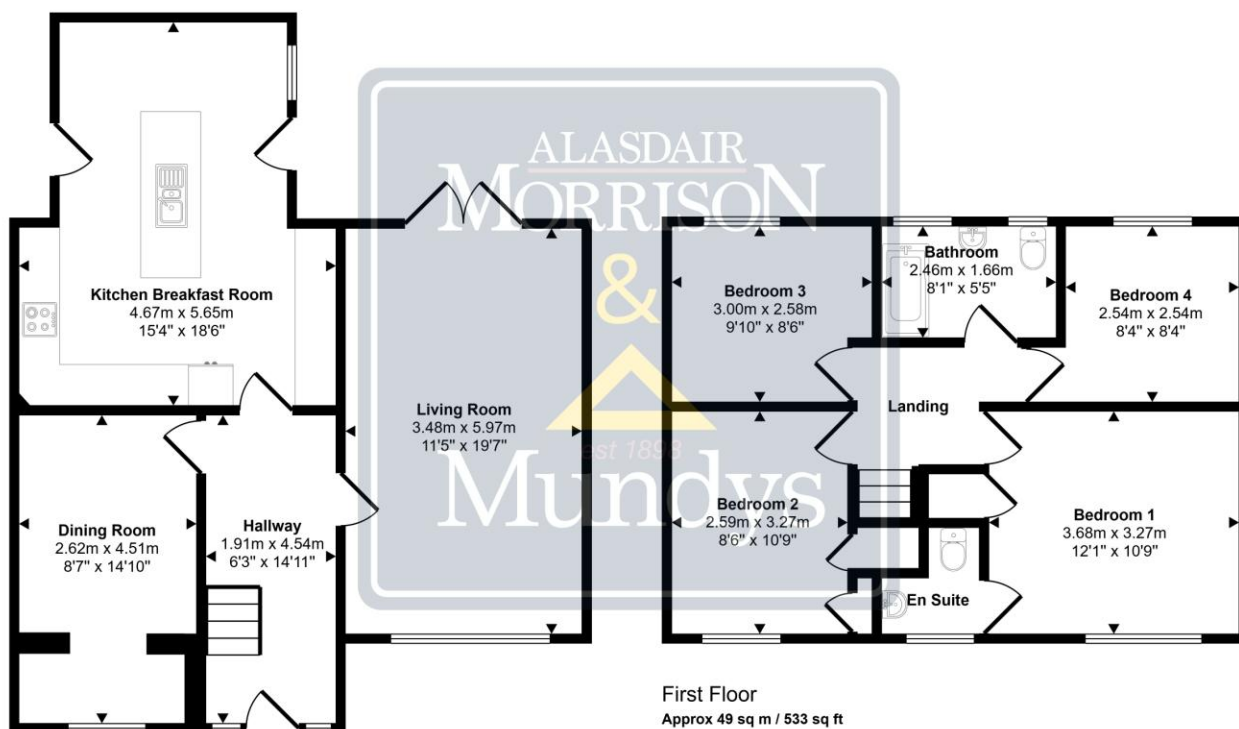
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Approx Gross Internal Area  
115 sq m / 1242 sq ft



**Ground Floor**  
Approx 66 sq m / 710 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.

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