



## 17 Gaitskell Way

Balderton, Newark, NG24 3PL



Book a Viewing

**£175,000**

Step inside this beautifully presented semi-detached home, ready to move into and offered with no upward chain. From the moment you enter, the welcoming hallway sets the tone, with understair space, perfect for coats and shoes. The living room is bright and inviting, filled with natural light from dual-aspect windows and featuring a stylish chimney breast that adds a touch of character. At the heart of the home lies a generous 14ft kitchen diner, designed for both everyday living and entertaining, with a door opening directly onto the rear garden. Upstairs, the first floor landing provides useful built-in storage with shelving, leading to three comfortable bedrooms. A newly fitted bathroom completes the space, showcasing a contemporary suite with a shower over the bath, offering both practicality and modern style. Outside, the enclosed garden extends to the side and rear, providing a safe and private retreat that's perfect for relaxing or enjoying family time outdoors. This home truly combines comfort and convenience, making it an ideal choice for those looking for a move-in ready property. Early viewings are highly recommended to fully appreciate all that this home has to offer.







#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – A.**

**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 supermarkets, 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

### ENTRANCE HALL

With uPVC double glazed opaque windows and door, stairs to the first floor, tiled flooring, radiator and doors to the kitchen diner and living room.

### KITCHEN DINER

20' 4" x 9' 11" (6.2m x 3.02m) Fitted with a range of wall and base units with the worksurface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob and extractor hood, under counter space and plumbing for a washing machine and space for a further freestanding under counter appliance, space for a freestanding fridge freezer, tiled splashbacks, radiator, tiled flooring, uPVC double glazed windows to the side and rear and door onto the rear garden.

### LIVING ROOM

14' 2" x 10' 9" (4.32m x 3.28m) With uPVC double glazed windows to the front and to the side, laminate flooring, radiator and feature chimney breast with wooden mantle.

### LANDING

Access to the loft, built-in storage cupboard and doors to the bedrooms and bathroom.



### BEDROOM ONE

12' 5" plus door recess x 9' 11" maximum (3.82m x 3.07m) With uPVC double glazed window to the rear elevation and a radiator.

### BEDROOM TWO

10' 9" plus door recess x 9' 7" (2.99m x 3.34m) With uPVC double glazed window to the front elevation and a radiator.



### BEDROOM THREE

10' 7" x 6' 8" (3.23m x 2.03m) With uPVC double glazed window to the front elevation, radiator and stair bulkhead.

### BATHROOM

Newly fitted suite comprising a panelled bath with a mains fed shower over, wash hand basin within a vanity unit and low level WC, chrome heated towel rail, tiled splash backs, extractor and uPVC double glazed opaque window to the rear.

### OUTSIDE

To the front there is an open plan lawn with pathway and gated access leading to the rear garden. The rear garden is landscaped with a paved patio and gravelled areas, lawn, a brick built outhouse, shed and gated access at the rear. There is potential for off street parking, subject to the necessary permission.





#### 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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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### 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.

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Approx Gross Internal Area  
81 sq m / 877 sq ft



Ground Floor  
Approx 40 sq m / 431 sq ft

First Floor  
Approx 41 sq m / 446 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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