



## 30 Hawton Lane

Balderton, Newark, NG24 3DL

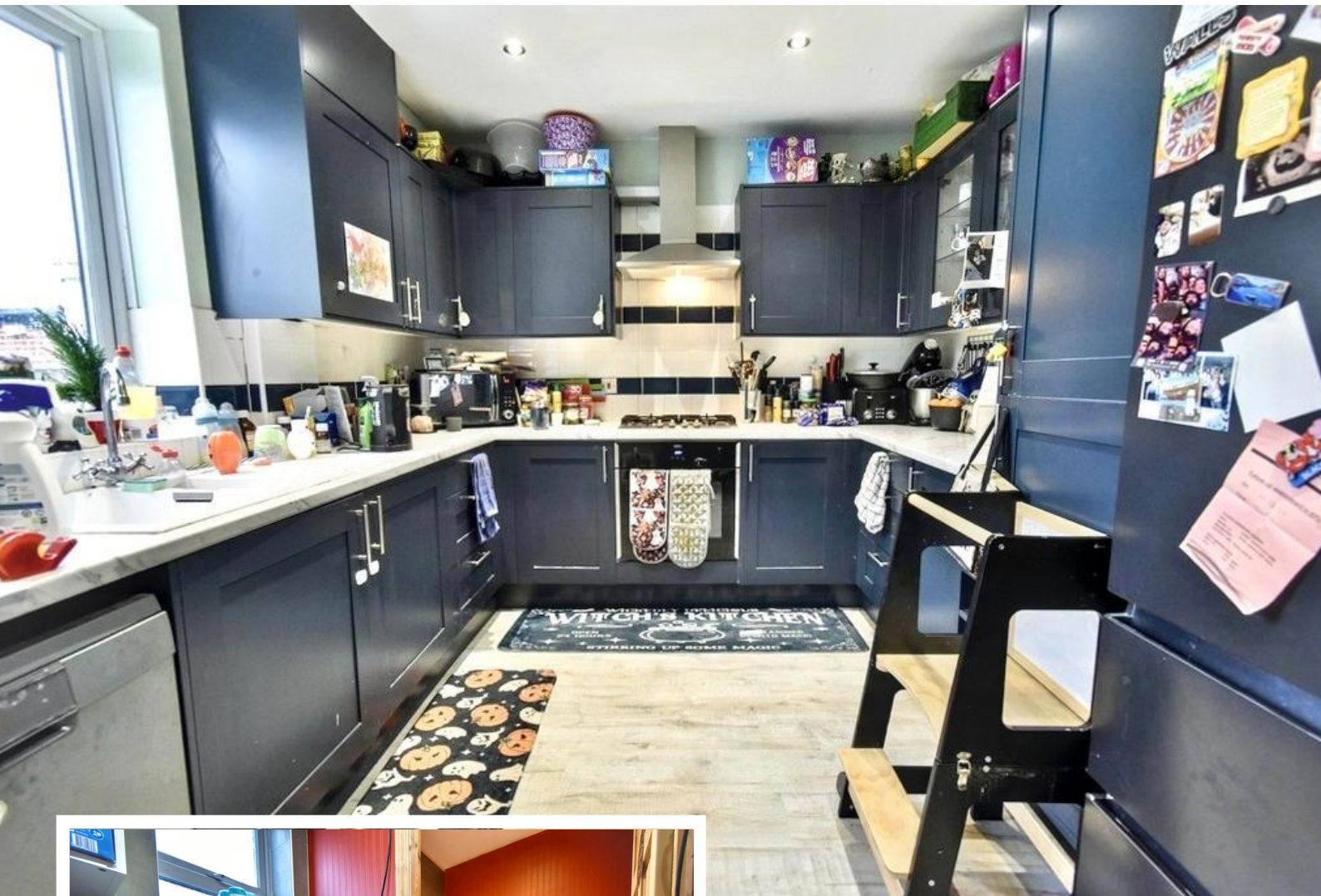


Book a Viewing

### Guide Price £220,000 - £230,000

**\*\*Guide Price £220,000 - £230,000\*\*** This traditional bay fronted semi detached home offers three generously sized bedrooms and the added convenience of a utility room and a downstairs WC. The property benefits from uPVC double glazing and gas central heating, with a replacement combination boiler installed in 2025. The bay fronted living room is a welcoming space, enhanced by a charming log burning stove, while a conservatory to the rear enjoys views over the garden. The kitchen has been re-fitted in a stylish shaker design, finished in a striking blue with contrasting white work surfaces. Upstairs, a modern three-piece bathroom serves all three bedrooms.





**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 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.

**ENTRANCE HALL 5' 2" x 2' 11" (1.6m x 0.9m)** With uPVC double glazed opaque diamond shape window to the front elevation, composite door, stairs to the first floor and door to the living room.



**LIVING ROOM** 15' 5" into recess x 14' 5" into bay (4.7m x 4.4m) With uPVC double glazed bay window to the front elevation, radiator and log burning stove.

**KITCHEN** 13' 5" x 9' 6" (4.1m x 2.9m) Re-fitted Shaker style kitchen comprising wall and base units with the worksurface incorporating a 1 1/2 bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob, stainless steel extractor hood, under counter space and plumbing for a dishwasher and space fridge freezer, radiator, spotlights, cupboard housing the combination boiler, door to utility room/WC and uPVC double glazed door to the conservatory..

**UTILITY ROOM** 4' 3" x 4' 11" (1.3m x 1.5m) Fitted work surface with space and plumbing below for a washing machine, space for a condenser dryer, spotlights, uPVC double glazed window window to side elevation, tiled floor and door to WC.

**WC** 4' 11" x 4' 10" (1.5m x 1.48m) With a low level WC and wash hand basin set within vanity unit, tiled splashbacks, tiled floor, radiator and extractor.

**CONSERVATORY** 9' 10" x 8' 1" (3m x 2.48m) With uPVC double glazed windows to three elevations, uPVC double glazed French doors leading to the rear garden, polycarbonate roof, laminate flooring and wall mounted electric heater.

**FIRST FLOOR LANDING** With uPVC double glazed window to the side elevation, radiator, access to the loft and doors to all bedrooms and bathroom.



**BEDROOM ONE** 10' 9" to chimney breast x 9' 10" plus bay (3.3m x 3m) With uPVC double glazed bay window to the front elevation, radiator and built-in wardrobes.

**BEDROOM TWO** 11' 5" x 9' 10" (3.5m x 3m) With uPVC double glazed window to the rear elevation, radiator and laminate flooring.

**BEDROOM THREE** 9' 10" x 7' 2" (3m x 2.2m) With uPVC double glazed window to the rear elevation, radiator and laminate flooring.



**BATHROOM** 9' 6" x 6' 2" (2.9m x 1.9m maximum measurements, reducing to 0.9m) Fitted with a white suite comprising a panelled bath with a mixer shower over, low level WC and wash hand basin set with vanity unit, chrome heated towel rail, tiled splashbacks, inset spotlights and extractor.



**OUTSIDE** To the front there is a block paved and gravelled driveway. There is uPVC door to a store and gated access with a block paid pathway leading to an enclosed garden, mostly laid to lawn with a gravel area, beds for plants and shrubs, shed (with power and light), power points and timber log store.



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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.

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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**

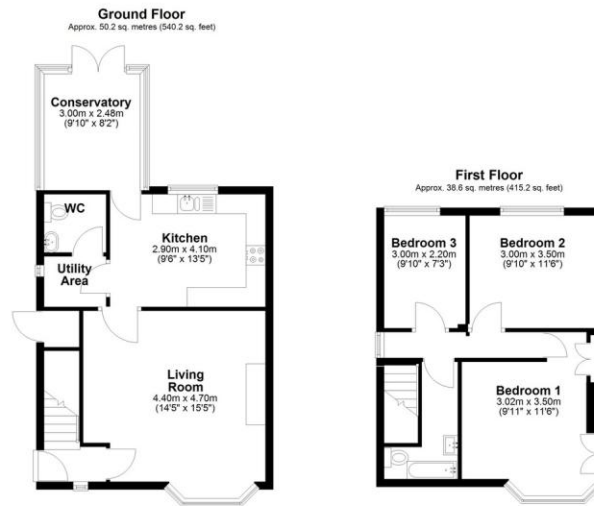
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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Total area: approx. 88.8 sq. metres (955.4 sq. feet)  
Hawton Lane, Balderton

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