

16 Lacey Green, Balderton, Newark, NG24 3NJ

No Chain £235,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

VIEWING HIGHLY RECCOMENED
Well positioned on Lacey Green, this three bedroom semi-detached home offers spacious accommodation, a private landscaped garden, driveway and single garage. Offered with no chain and ready to move into, this is an ideal opportunity for a first-time buyer or family.

Well maintained throughout, the property offers a welcoming entrance hallway leading into a spacious living room, with a separate dining room featuring French doors opening onto the rear garden. The kitchen is fitted with a range of units and appliances. To the first floor are three well-proportioned bedrooms, together with a modern family bathroom.

This home benefits from a driveway, along with a spacious single garage providing useful additional storage and parking. To the rear is a private, landscaped garden, mainly laid to lawn with a patio terrace providing an ideal space for outdoor seating and entertaining. The garden also features a pergola and pond, creating a pleasant and secluded outdoor space. This property is ideal for extending subject to planning.

Balderton is a village situated within 3 miles of Newark town centre and commuting distance of Nottingham and Lincoln. Local amenities include Sainsburys, Lidl and Tesco stores, a medical centre, pharmacy, post office and three public houses. The village has two primary schools and the Newark Academy. There are nearby access points for the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes

This detached house was built in the early 1980's by Wilcon Homes constructed of brick elevations under a tiled roof covering. There are uPVC double glazed windows throughout. The central heating system is gas fired with a combi boiler. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

HALLWAY
12'05 x 5'11 (3.78m x 1.80m)
UPVC double glazed front door and window with side elevation, radiator, carpet floor and under stairs storage cupboard.

LIVING ROOM
13'01 x 11'09 (3.99m x 3.58m)



UPVC double gazed window wit front elevation, radiator, carpet floor and electric fire with fireplace



DINING ROOM
8'05 x 6'08 (2.57m x 2.03m)
UPVC double glazed French doors giving access to the rear garden, with internal folding doors providing access to the dining room, radiator and laminate flooring.



KITCHEN
10'06" × 6'00 (3.20m × 1.83m)
UPVC double glazed door and window to the rear elevation, radiator, laminate flooring, fitted wall and base units with work surfaces over, stainless steel sink and drainer, five-ring gas hob with extractor over, and two built-in electric ovens.





FIRST FLOOR

LANDING
9'09 x 2'06 (2.97m x 0.76m)
UPVC double glazed window to the side elevation, carpet flooring, loft hatch and airing cupboard housing a Baxi combination boiler.

BATHROOM
6'06" × 5'06 (1.98m × 1.68m)
UPVC double glazed window, low-level tiling to walls, large walk-in shower with glazed screen and fitted folding shower seat, pedestal wash hand basin and low-level WC, wall-mounted heated towel rail and patterned vinyl flooring.



BEDROOM ONE
11'04 x 8'08 (3.45m x 2.64m)
UPVC double glazed window with rear elevation, radiator, laminate floor and two fitted shelves.

BEDROOM TWO
10'08 x 8'06 (3.25m x 2.59m)
UPVC double glazed windows with front elevation, radiator and carpet floor.



BEDROOM THREE
8'02 x 6'07 (2.49m x 2.01m)
UPVC double glazed window, radiator, carpet flooring, built-in storage cupboard and wall-mounted shelving.



OUTSIDE





Lawned front garden with established borders, together with a driveway providing off-road parking for one vehicle and access to the detached garage. Pathway leading to the front entrance, with a side gate providing access to the rear garden.

Private, enclosed rear garden with fenced borders, predominantly laid to lawn with established planting. The garage can be accessed through a rear door. The garden offers two distinct seating areas, including a paved seating terrace beneath a pergola, together with a further seating area surrounding the pond.



GARAGE
16'05 x 7'07 (5.00m x 2.31m)
Up and over door, shelving, personal door leading to rear garden with Power and light connected.

TENURE
The property is freehold.

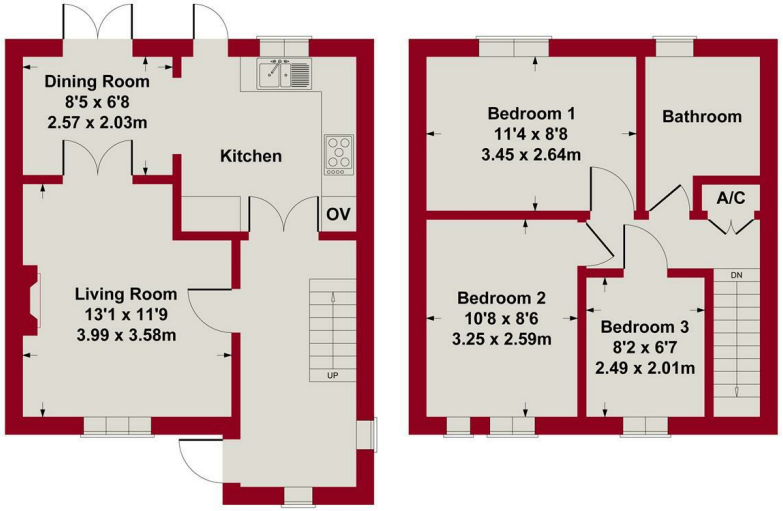
SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band C.



GROUND FLOOR **FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD WATKINSON PARTNERS

Produced by Potterplans Ltd. 2026



Elevation E/01

Elevation E/02



Elevation E/03



Elevation E/04

NOTES

All dimensions must be checked on site.
Do not scale from this drawing.

A Building Control application is required prior to commencement of works, either via a Building Notice or a Full Plan application. Please contact us should you require further information.

All structural designs to be carried out by Structural Engineer. Calculations to be checked and approved by Building Control prior to commencement of works.

The Party Wall Act may apply where proposed works are on or close to a boundary. The client or a party wall surveyor on their behalf should serve and notices as required under the Party Wall Act. This should be carried out to the required approval time before commencing any works on site. https://www.gov.uk/party-wall-etc-act-1996-guidance.

If building over or close to a public (or shared) sewer then a Build Over Notice is required to be served to Severn Trent Water. Please contact Severn Trent Water East Office for further details - 0116 2343 834.

revision: date: initial: items

DL DesignStudio

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Chartered Institute of Architectural Technologists registered no: MEMBER

CLIENT
c/o DL Design Studio

PROJECT
16 Lacey Green
Balderton

DRAWING TITLE
Proposed Alternative Scheme 1:
Elevations

PRELIMINARY

Preliminary	Building Regs	Construction
	Tender	As Built

SCALE	DATE	DRAWN
1:50 @ A2	16/07/19	CPG

DRG No.	REVISION	CHECKED
DL/100-6/122		DL

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A 26/09/19 HC/DL Alterations following client comment.

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PROJECT
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DRAWING TITLE
Proposed Alternative Scheme 2:
Floor Plans

PRELIMINARY

Preliminary	Building Regs	Construction
	Tender	As Built

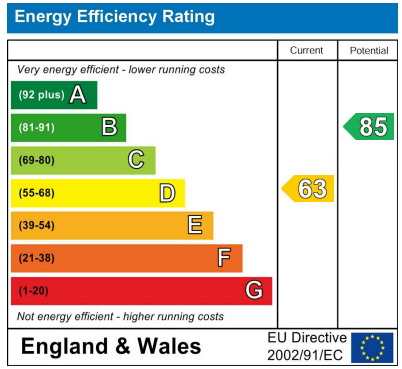
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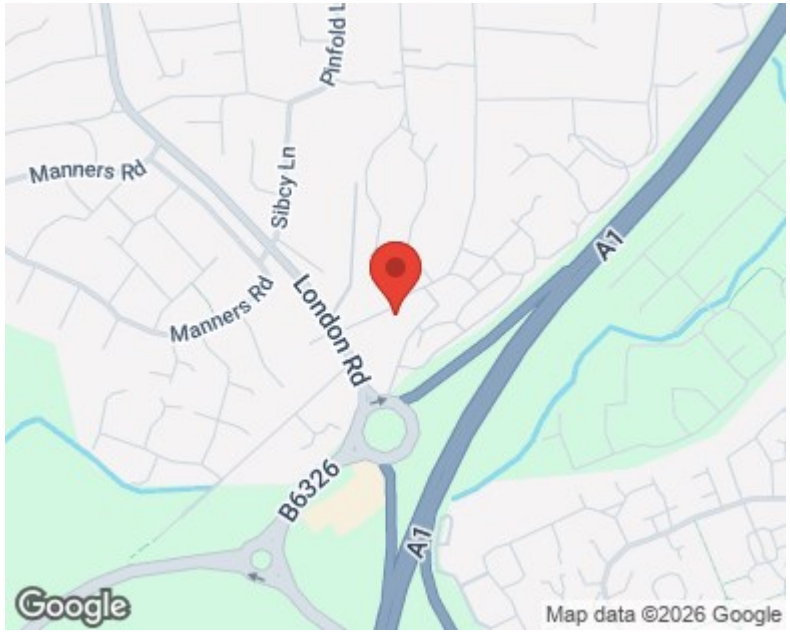
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RICS
The Property Ombudsman

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