

204 Lowfield Lane, Balderton, Newark,
NG24 3EP

£200,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

An attractive three-bedroom mid-terraced cottage, believed to date back to the early 1900s, occupying a charming semi-rural position accessed via a country lane. Enjoying a peaceful setting whilst remaining conveniently placed for Balderton's excellent range of amenities and schooling, this characterful home offers a fantastic opportunity for a variety of buyers. A property full of charm in a delightful setting, not to be missed! Internal viewing is highly recommended.

The property offers well-presented living accommodation comprising an entrance hallway, a cosy living room centred around an attractive open fireplace, and an open-plan kitchen and dining area to the rear. The kitchen was comprehensively refitted in 2021 with a quality range of Sheraton painted units complemented by integral Neff appliances and also features a charming wood burning stove, creating a practical yet characterful heart to the home.

To the first floor, the accommodation is arranged around a central landing and includes three bedrooms together with a family bathroom.

Outside, the cottage is set well back from the lane behind a generous frontage incorporating a wide driveway providing off-street parking for up to two vehicles, alongside a front garden area. To the rear, there is an enclosed garden offering a good degree of privacy and outdoor space for both relaxation and entertaining.

Further benefits include UPVC double glazing and electric storage heating.

Despite its peaceful tucked-away position, the property remains conveniently located for a wide range of local amenities within Balderton, including Sainsbury's supermarket, Tesco Express, Netto, a selection of local shops, three public houses, Chuter Ede Primary School, Newark Academy and The Suthers School.

Balderton is one of Newark's most popular and well-established villages, positioned just to the south of the town and offering an excellent range of everyday amenities within easy reach. The village has grown over the years whilst retaining a strong sense of community and remains particularly popular with families and commuters alike.

The village provides a wide variety of amenities including local shops, supermarkets, cafes and public houses, together with a medical centre and leisure facilities. Education is well catered for with the highly regarded Chuter Ede Primary School and The Newark Academy both located within the village.

Balderton also benefits from excellent transport connections. Newark town centre lies only a short distance away, offering a wider range of shops, restaurants and leisure facilities, together with two railway stations. Newark Northgate provides direct rail services to London King's Cross in approximately 75 minutes, making the area highly attractive for commuters. The village also offers convenient access to the A1 and A46, providing straightforward road links to Nottingham, Lincoln and beyond.

This mid terraced cottage, likely to date from the early 1900s, is constructed of brick under a slate roof covering. The windows are uPVC double glazed and heating is by electric storage heaters. Additionally there is a log burning stove in the kitchen and an open fireplace in the living room. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL
15'11 x 5'11 (4.85m x 1.80m)
(overall measurement)

Pine panelled staircase and balustrade to first floor, cupboard under with pine door. UPVC double glazed front entrance door, exposed pine floorboards.

LIVING ROOM
14' x 11'11 (4.27m x 3.63m)



Two uPVC double glazed windows to the front. Brick fireplace with open grate and quarry tiled hearth extending to television shelf with wooden top to the side and a built in wooden fireside cupboard.

OPEN PLAN DINING KITCHEN
14' x 11'10 (4.27m x 3.61m)



UPVC double glazed window to the rear elevation. A range of new Sherrington painted design kitchen units were fitted in 2021. These comprise base cupboards and drawers, including deep pan drawers, American walnut working

surfaces over with inset Blanko one and a half bowl sink and drainer. Window seat with drawer under, eye level wall mounted cupboards, island unit with base cupboards and American walnut working surface over. Integrated NEFF appliances include fan oven, combination microwave oven, dishwasher, induction hob with extractor over and a tall fridge freezer. There is a glass splashback behind the induction hob, fireplace housing Morso multi-fuel stove set on a quarry tiled hearth and a cast concrete timber effect fire surround. Exposed pine floorboards. Open plan to dining area.



DINING AREA
9'7 x 8'4 (2.92m x 2.54m)



Electric storage heater, space for a large dining table, uPVC double glazed window to the rear elevation.

REAR HALL
With uPVC double glazed rear entrance door leading to the garden.

UTILITY AREA
With plumbing for automatic washing machine and space for a dryer.

FIRST FLOOR

LANDING
Storage heater, loft access hatch and ladder.

BEDROOM ONE
12' x 11'11 (3.66m x 3.63m)



Two uPVC double glazed windows to the front elevation. Range of fitted wardrobes including two double wardrobes, three centre cupboards with shelving and cupboards over, moulded ceiling cornice.

BEDROOM TWO
13'11 x 9'11 (4.24m x 3.02m)



UPVC double glazed window to rear elevation.

BEDROOM THREE
10' x 9'11 (3.05m x 3.02m)
UPVC double glazed window to the rear elevation.

BATHROOM
5'10 x 5'4 (1.78m x 1.63m)
(plus 2'8 x 2'8)



UPVC double glazed window to the front, Manrose extractor fan. White bathroom suite including low suite WC, panelled bath, tiling to splashbacks, wall mounted Mira Sport electric shower over, glass folding shower screen, pedestal wash hand basin, tiling to splashbacks. Airing cupboard housing hot water cylinder and shelving.

OUTSIDE



The property occupies a generous sized plot. To the front there is a wide gravelled driveway with parking for two cars side by side. A concrete pathway leads to the front door. There are privet hedgerows to the boundaries giving a good degree of privacy. The front garden is laid out with a low maintenance gravelled area, raised timber built planter, shrub borders with timber edgings and palm trees creating a pleasant environment. To the rear there is an enclosed garden with close boarded wooden fences to the boundaries. There is a rear entrance gate which gives access to a shared access pathway running along the rear of the terrace. The garden enjoys a good degree of privacy and is laid out with flagstone patio terrace connecting to the rear of the house, wooden deck terrace with integral bench, Astro-turf and lawned areas. Integral outbuilding housing a low suite WC. Concrete pathway. The garden enjoys a good degree of privacy.



TENURE
The property is freehold.

SERVICES
Mains water, electricity, and drainage are all connected to the property. There is no mains gas connected. Heating is by electric storage heaters.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

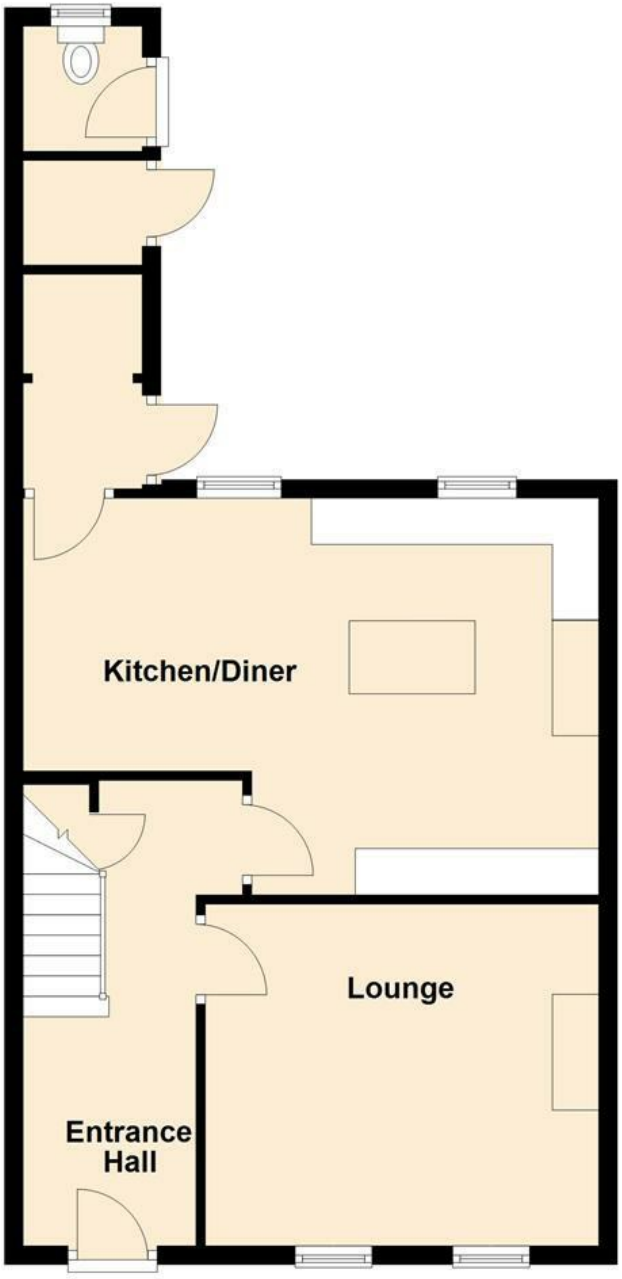
MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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

Ground Floor

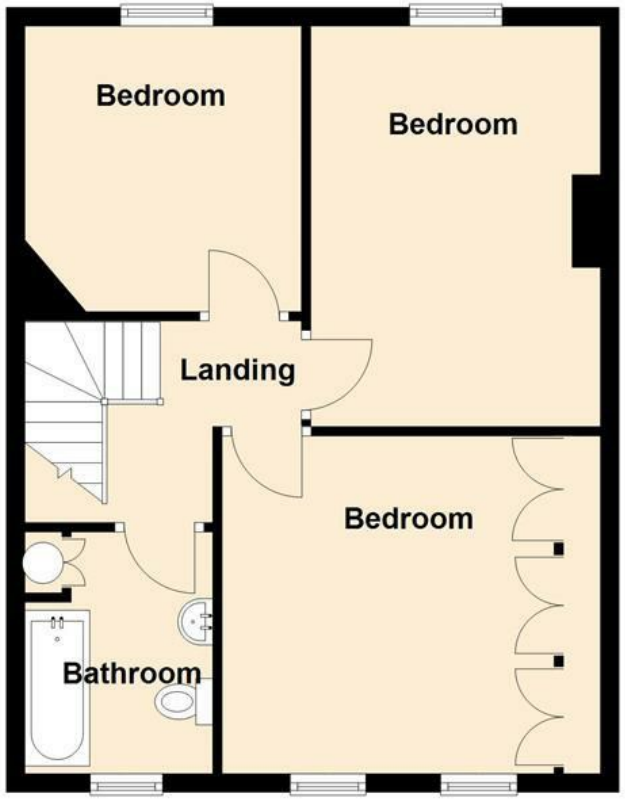
Approx. 53.2 sq. metres (572.8 sq. feet)

(excluding unnamed room, unnamed room)



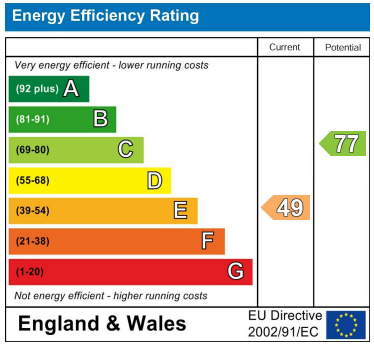
First Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)







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The Property Ombudsman

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