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ESTATE AGENTS



35 Masefield Crescent
Balderton, Newark, NG24 3QG
Price Guide £250,000



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*****SPACIOUS FAMILY HOME***** GUIDE PRICE £250,000 to £260,000 This three bedroom semi detached family home is positioned in a sought after location in Balderton and has easy access to local amenities and schools. The accommodation to the ground floor comprises a porch, spacious entrance hall, lounge diner with patio doors to the garden, modern kitchen, downstairs WC and utility room. The kitchen has a range of cream base & wall units incorporating a breakfast bar and integrated appliances include a fridge freezer, dishwasher, electric oven and a five ring gas hob. The first floor landing leads to three good sized bedrooms with an ensuite to master and a family bathroom. The property benefits from a newly fitted gas central heating boiler in 2022, solar panels leased from a shade greener and UPVC double glazing. Outside the enclosed rear garden is lawned with a decked seating area and a brick built workshop, (15'0" x 6'0"). A picket fence divides the garden that leads to a further patio area with a heated swimming pool, summer house with a bar and a pool room. The front has a gravel driveway providing parking for several vehicles and a lawned area. Positioned in the heart of the popular village of Balderton there are an array of facilities within easy walking distance to include Tesco's, a post office, a vets, and pubs. The property has easy access to local schools and good transport links to include the A1, A46, A52 & A17 making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln, and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

Entrance Hall

Lounge Diner
18'0 x 14'1 (5.49m x 4.29m)

Kitchen
11'3 x 10'9 (3.43m x 3.28m)

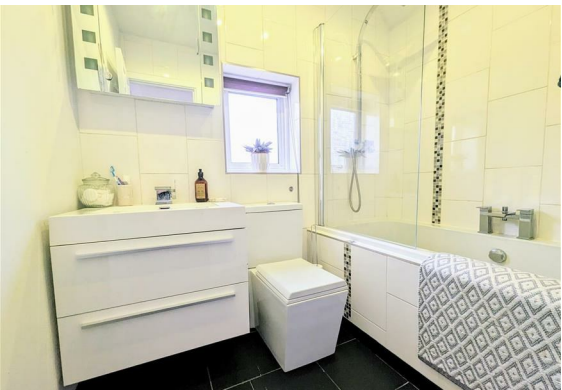
Utility Room
7'1 x 6'1 (2.16m x 1.85m)

WC
6'1 x 2'3 (1.85m x 0.69m)

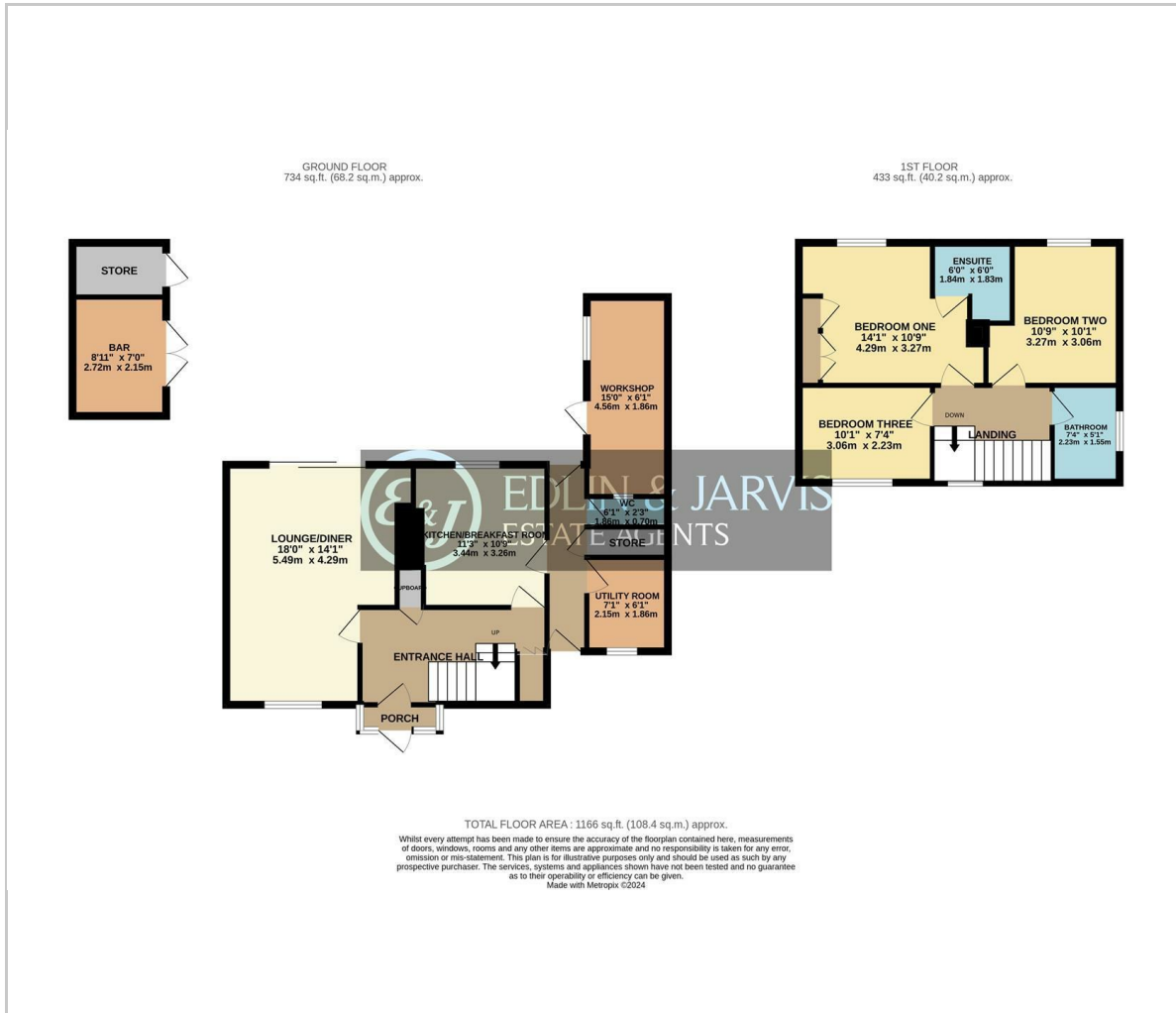




- Landing**
- Bedroom One**
14'1 x 10'9 (4.29m x 3.28m)
- Ensuite**
6'0 x 6'0 (1.83m x 1.83m)
- Bedroom Two**
10'9 x 10'1 (3.28m x 3.07m)
- Bedroom Three**
10'1 x 7'4 (3.07m x 2.24m)
- Bathroom**
7'4 x 5'1 (2.24m x 1.55m)
- Workshop**
15'0 x 6'1 (4.57m x 1.85m)
- Bar Room**
8'11 x 7'0 (2.72m x 2.13m)



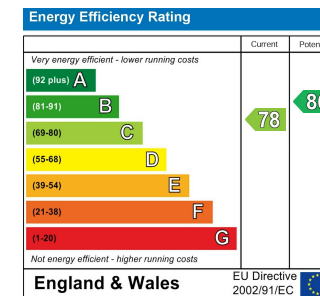
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>