



### 3 bed detached house to buy in

Sibcy Lane , Balderton, Newark,  
Nottinghamshire , NG24 3LR

**£155,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ THREE BEDROOMS
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Closing date: TBC. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A PERFECT PROJECT AWAITS!...

This is a brilliant opportunity to acquire a non-estate detached house, situated in a hugely popular location, close to amenities, popular schools and useful main road corridors.

This BRILLIANT BLANK CANVAS is ripe and ready for a new lease of life and boasts EXCELLENT POTENTIAL!... Both inside and out!

The internal layout comprises: Entrance hall, a spacious bay-fronted lounge, separate dining room, ground floor bathroom and a kitchen.

The first floor provides THREE WELL-PROPORTIONED BEDROOMS.

Externally, the house occupies a MAGNIFICENT PRIVATE PLOT. Greeted with a multi-vehicle driveway and a front garden that could easily be adapted to create further parking options. This leads down to a detached single garage.

There is a LARGE ATTACHED WORKSHOP located in the WELL-APPOINTED REAR GARDEN. Promoting great POTENTIAL FOR A SUBSTANTIAL EXTENSION! Subject to relevant planning approvals. The large external space leaves much to your imagination and promises a great family-sized space.

Additional benefits of this POTENTIAL-FILLED PROPERTY include uPVC double glazing and gas central heating, via a combination boiler installed in 2017.

Don't let this chance pass you by! It's time to turn this house INTO YOUR HOME! Marketed with NO ONWARD CHAIN!!!

Auctioneers Additional Comments - Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

#### Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

## Entrance Hall

1.30m x 1.14m (4'3" x 3'8")

---

## Bay-Fronted Lounge

4.34m x 3.73m (14'2" x 12'2")

Max measurements provided into bay-window.

---

## Dining Room

3.73m x 2.79m (12'2" x 9'1")

---

## Ground Floor Bathroom

1.85m x 1.78m (6'0" x 5'10")

---

## Kitchen

3.61m x 3.28m (11'10" x 10'9")

---

## First Floor Landing

2.18m x 0.79m (7'1" x 2'7")

---

## Master Bedroom

3.76m x 3.43m (12'4" x 11'3")

---

## Bedroom Two

2.97m x 2.46m (9'8" x 8'0")

---

## Bedroom Three

2.18m x 2.03m (7'1" x 6'7")

---

## Attached Workshop


5.51m x 2.77m (18'0" x 9'1")

---

## Externally

This property is located in a hugely desirable location, in Balderton. Closely connected to amenities and main roads. The property occupies a wonderful plot. Greeted with a concrete driveway, allowing off-street parking for multiple vehicles. The front garden is laid to lawn with a mature tree, shrubs and privet hedged front boundary. There are fenced left side boundaries and hedged right side boundaries. The driveway leads down to a DETACHED GARAGE. The generous and private rear garden hosts a concrete courtyard, directly accessed via the uPVC double glazed external door in the kitchen. Giving access into an ATTACHED WORKSHOP. There is a large detached part brick and timber pitched greenhouse. Requiring repair/ improvement. The generous rear garden is predominantly laid to lawn. Ensuring a vast array of maturity, with a wide variety of mature bushes, shrubs and hedges. The bottom section of the garden hosts a brick outbuilding/ former pigsty, also requiring repair/ improvement.



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 76  |
| (55-68) <b>D</b>                                   | 54      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Sibcy Lane , Balderton, Newark, Nottinghamshire , NG24 3LR

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,  
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

