



11 Milton Street, New Balderton, Newark,  
Nottinghamshire, NG24 3AP

**£165,000**  
Tel: 01636 611811

 **RICHARD  
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Surveyors, Estate Agents, Valuers, Auctioneers

No.11 Milton Street is a well-presented and spacious three bedroom semi-detached house situated in a good residential area close to a range of good local amenities. The living accommodation has the benefit of a gas fired central heating system and upvc double glazed windows.

The accommodation comprises dining room, lounge, 15ft kitchen with a range of a modern kitchen units and appliances, office/garden room providing a useful third reception room, ideal for those who work from home and WC. On the first floor there are three bedrooms, bedroom three is accessed via a connecting door from bedroom one and in turn connects to the family bathroom.

Outside there is a pleasant and generous sized walled garden which enjoys a good degree of privacy. This well presented home would be ideal for a first time buyer or family looking for a good quality period house close to good local amenities and Newark town centre. Viewing is highly recommended.

Milton Street is conveniently located off London Road and close to amenities in Balderton village which include a Lidl supermarket, Sainsbury's supermarket and a variety of local shops including a green grocers, post office and pharmacy. There are two primary schools in the village and the Newark Academy secondary school which was awarded a good report by Ofsted in 2019. There is also an excellent modern medical centre.

Access points for the A1 and A46 dual carriageways are nearby, Nottingham and Lincoln are within commuting distance, fast trains are available from Newark Northgate station with a journey time to London King's Cross of 75 minutes.

This two storey semi-detached house is constructed of brick elevations under a slate roof covering and can be further described as follows:

## GROUND FLOOR

### ENTRANCE HALL

With front entrance door, radiator and stairs off.

### DINING ROOM

12'2 x 10'8 (3.71m x 3.25m)



With window to the front elevation, brick arched fireplace with stone hearth, picture rail, laminate flooring.

### LOUNGE

12'7 x 11'6 (3.84m x 3.51m)



With upvc double glazed window to the rear elevation, walk-in cupboard below stairs with a pine door, television point, period style cast iron open fireplace with pine fire surround. Original fireside cupboard with pine doors, laminate floor covering.



## KITCHEN

15'2 x 8'8 (4.62m x 2.64m)



Window to side elevation and side entrance door, radiator, wall mounted Worcester combination gas fired central heating boiler, ceramic tiled floor covering, range of modern kitchen units comprising base cupboards and drawers with working surface above, inset stainless steel one and a half bowl sink and drainer, tiled splash backs, wall mounted cupboards, larder cupboard. Integrated appliances include electric oven, gas hob and extractor fan. There is plumbing for an automatic washing machine and dishwasher. Sliding patio doors give access to:

## OFFICE/ GARDEN ROOM

8'1 x 8'1 (2.46m x 2.46m)



Overall measurements including wc. Window to rear elevation and door giving access to the rear garden. Radiator, ceramic tiled floor covering.

## WC

With low suite wc, ceramic tiled floor covering.

## FIRST FLOOR

## LANDING

## BEDROOM TWO

12'6 x 10'10 (3.81m x 3.30m )



With two windows to the front elevation, radiator, cast iron hob fireplace, exposed floor boards.

## BEDROOM ONE

14'11 x 11'5 (4.55m x 3.48m)



With radiator, window to rear elevation, attractive cast iron hob fireplace, exposed floor boards, connecting door to bedroom three/nursery.



### **NURSERY**

8'8 x 7'6 (2.64m x 2.29m)

With window to rear elevation and radiator, connecting door to family bathroom.

### **FAMILY BATHROOM**

8'8 x 7'4 (2.64m x 2.24m)



With towel radiator, part tiled walls, white suite comprising pedestal basin, low suite wc, panelled bath with mixer tap and shower attachment, over folding shower screen.

### **OUTSIDE**

A shared passageway to the side leads to a wooden gate

which gives access to the private rear garden. There is a paved yard at the rear of the house and the main garden is laid to lawn enclosed by a brick boundary wall. There are raised planters.

### **SERVICES**

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

### **TENURE**

The property is freehold.

### **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.

### **POSSESSION**

Vacant possession will be given on completion.

### **VIEWING**

Strictly by appointment with the selling agents.

### Ground Floor

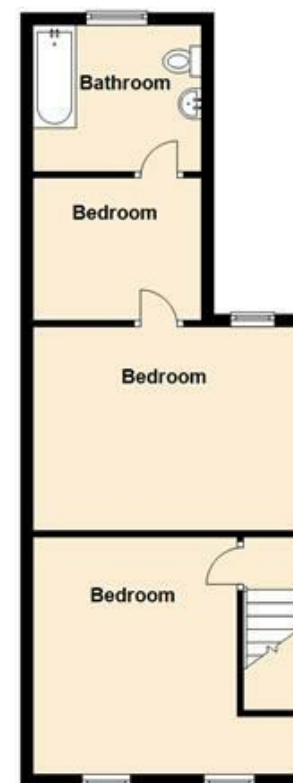
Approx. 52.1 sq. metres (561.0 sq. feet)

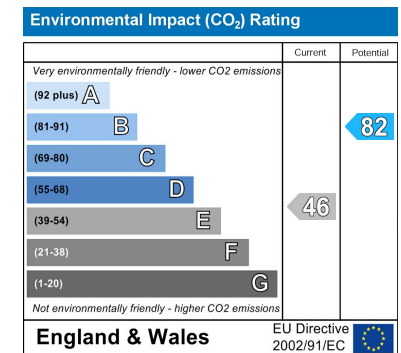
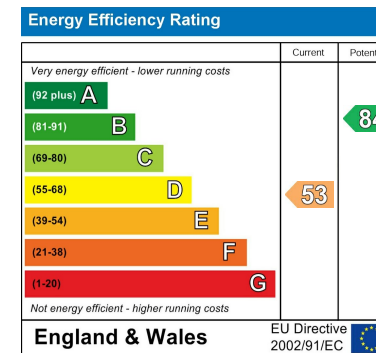


Total area: approx. 97.5 sq. metres (1049.5 sq. feet)

### First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)





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 firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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