



EDLIN & JARVIS  
ESTATE AGENTS



39 Lacey Green  
Balderton, NG24 3NJ

**Guide Price £160,000 to £170,000**



## 39 Lacey Green

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**\*\*\*IDEAL FIRST TIME BUY\*\*\*** Guide Price £160,000 to £170,000. This two double bedroom semi detached home located within a popular area of Balderton is being sold with no upward chain.

The accommodation comprises, lounge, kitchen, conservatory, two double bedrooms and bathroom. The property benefits from gas central heating, a driveway and a garage.

This property is ideal for a first time buyer or an investor looking to build their portfolio.

Outside there is an enclosed rear garden which mainly laid to lawn with a paved seating area.

This property is located within a sought after location in Balderton and has easy access to local amenities, local schools and good transport links to include the A1, A46, A52 & the 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 15.





**Lounge**  
13'8 x 12'4 (4.17m x 3.76m)

**Kitchen**  
12'4 x 11'1 (3.76m x 3.38m)

**Conservatory**  
9'8 x 7'8 (2.95m x 2.34m)

**Landing**

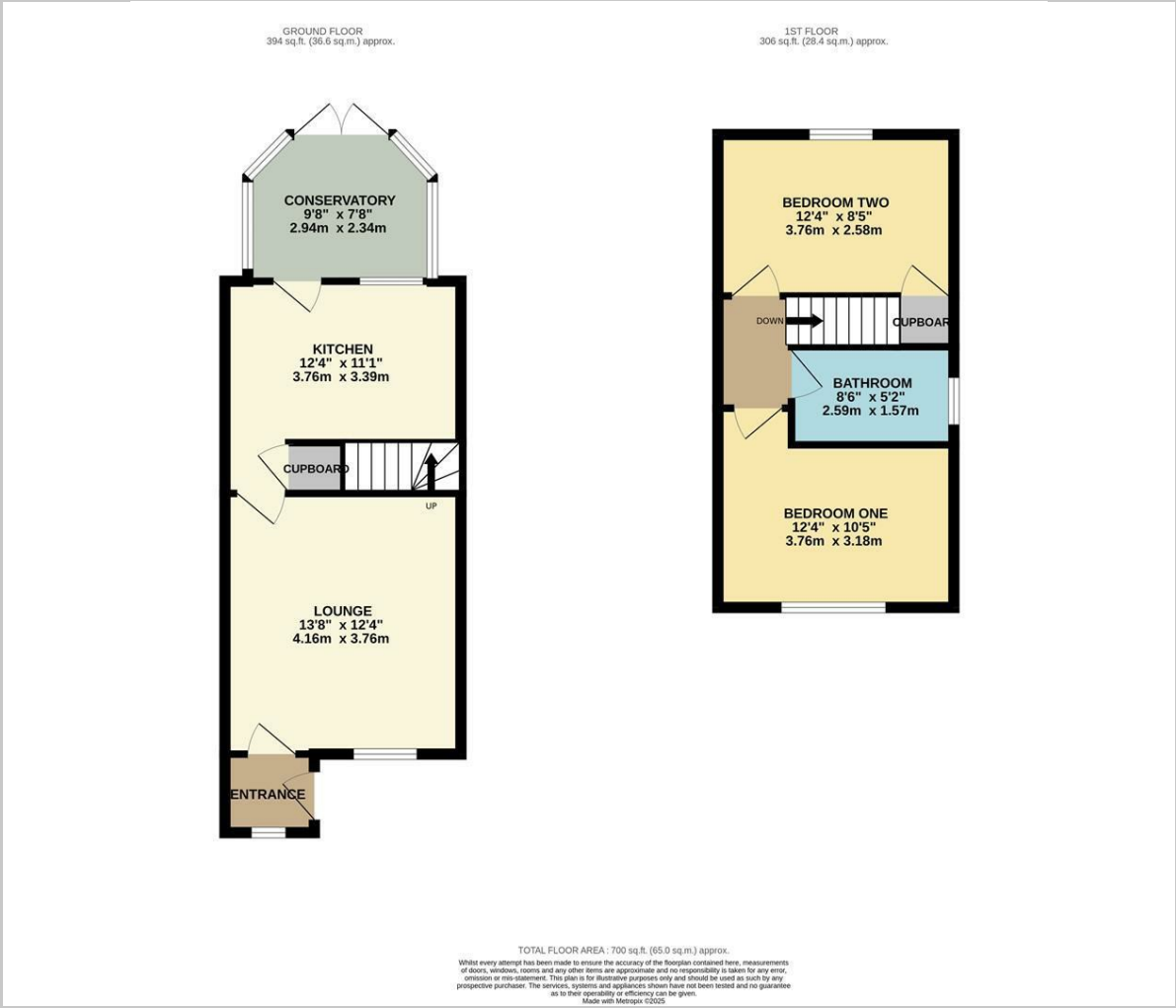
**Bedroom One**  
12'4 x 10'5 (3.76m x 3.18m)

**Bedroom Two**  
12'4 x 8'5 (3.76m x 2.57m)

**Bathroom**  
12'4 x 8'5 (3.76m x 2.57m)



Floor Plan



Viewing

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

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.

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Area Map



Energy Efficiency Graph

