



Longfellow Drive, Balderton, Newark

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OLIVER REILLY



Longfellow Drive, Balderton, Newark

Offers in excess of £295,000

- STUNNING DETACHED BUNGALOW
- HIGHLY POPULAR LOCATION
- TWO RECEPTION ROOMS
- COMPREHENSIVELY ENHANCED THROUGHOUT
- SOUTH FACING REAR GARDEN
- THREE BEDROOMS
- ENVIABLE 0.12 OF AN ACRE CORNER PLOT
- BRAND NEW OPEN-PLAN DINING KITCHEN
- DRIVEWAY & INTEGRAL GARAGE
- NO CHAIN! Tenure: Freehold. EPC 'D'

A MARVELLOUS MODERN BEAUTY..! CAPTIVATED BY A CRACKING CORNER PLOT..!

Here we have a HOME TO BE PROUD OF! This SUPERBLY STYLISH detached bungalow has been comprehensively enhanced throughout. Creating a near-faultless internal design. Located in the heart of a highly desirable residential area. Close to an array of amenities and also within close proximity to Newark Town Centre. In addition to the tasteful contemporary décor, the property benefits from a BRAND NEW central heating system, re-plastered throughout, a new fuse box and updated electrics. The only thing missing... IS YOU! The bungalow occupies a wonderful 0.12 of an acre corner plot. Offering excellent scope for a side or rear extension. If required. Subject to planning approvals. The property oozes a bright and airy internal layout, comprising: Porch, an inviting entrance hall, large lounge, inner hall with ample fitted storage cupboards, a moderate third bedroom, dining room OPEN-PLAN to a FABULOUS and BRAND NEW BREAKFAST KITCHEN. Hosting an array of integrated appliances. The inner hallway gives access into a TWO DOUBLE BEDROOMS and an eye-catching BRAND NEW bathroom. Externally, you can't fault the lovely wrap-around plot. The front aspect provides a tarmac driveway, leading into an integral garage, with power and lighting. The frontage retains great scope to be utilised into additional driveway, if required. The rear garden hosts a high-degree of privacy, with a wide array of planted borders. Providing a perfect opportunity for anyone green-fingered to inject their own personality! Further benefits of this spacious home, leaving a TOUCH OF CLASS include uPVC double glazing throughout and gas central heating via a BRAND NEW combination boiler. SET YOUR SIGHTS... and settle down! This sympathetically STUNNING residence has everything you could want... AND MORE! Marketed with NO ONWARD CHAIN!



ENTRANCE HALL: 7'2 x 5'5 (2.18m x 1.65m)

Accessed via an obscure uPVC front entrance door with an obscure uPVC double glazed floor to ceiling window to the front elevation. With BRAND NEW carpeted flooring, a ceiling light fitting and double panel radiator. Access through to the inner hall and into the lounge.

LOUNGE: 13'2 x 12'4 (4.01m x 3.76m)

A spacious reception room. With BRAND NEW carpeted flooring, a ceiling light fitting, double panel radiator, two TV points, and a central feature fireplace. Housing a BRAND NEW electric fire with raised hearth and decorative oak surround. uPVC double glazed window to the front elevation. Max measurements provided.

INNER HALL: 11'4 x 3'2 (3.45m x 0.97m)

With BRAND NEW carpeted flooring, extensive fitted storage cupboards with shelving and a ceiling light fitting. Access into the dining room and third bedroom.

BEDROOM THREE: 10'8 x 6'3 (3.25m x 1.91m)

A well-appointed bedroom. With BRAND NEW carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided.

DINING ROOM: 10'10 x 9'1 (3.30m x 2.77m)

A generous reception room. With BRAND NEW carpeted flooring, recessed ceiling spotlights, a double panel radiator, door leading to the inner hall and OPEN-PLAN access through to the dining kitchen.

DINING KITCHEN: 16'4 x 8'4 (4.98m x 2.54m)

Generously proportioned. Of STUNNING MODERN DESIGN. Providing BRAND NEW LVT flooring. The BRAND NEW complementary shaker-style fitted kitchen hosts a range of dove grey soft-closing wall and base units with flat edge marble effect work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated fridge freezer, slim-line dishwasher, washing machine and 'LAMONA' electric oven with four ring induction hob over, glass splash back and conceded extractor hood above. Recessed ceiling spotlights. Sufficient space for a dining table, double panel radiator heat sensor. uPVC double glazed window to the side and rear elevation. An obscure uPVC double glazed rear external door gives access into the generous garden.

INNER HALLWAY: 5'11 x 4'2 (1.80m x 1.27m)

With BRAND NEW carpeted flooring, a ceiling light fitting and smoke alarm. Loft hatch access point. Access into the bathroom and two further bedrooms.

MASTER BEDROOM: 11'5 x 10'10 (3.48m x 3.30m)

A LOVELY DOUBLE bedroom. Located at the front of the bungalow. Providing BRAND NEW carpeted flooring, a ceiling light fitting, double panel radiator and a TV point. Fitted storage cupboard with double doors. uPVC double glazed window to the front elevation.

BEDROOM TWO: 10'7 x 8'2 (3.23m x 2.49m)

A further DOUBLE BEDROOM. With BRAND NEW carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to rear elevation, overlooking the lovely rear garden.



**BATHROOM:**

6'1 x 5'10 (1.85m x 1.78m)

OF STYLISH CONTEMPORARY DESIGN. Providing BRAND NEW LVT wood-effect flooring and a BRAND NEW three-piece suite, comprising: A P-shaped panelled bath with chrome mixer tap and mains shower facility. Wall-mounted clear-glass shower screen and floor to ceiling marble-effect tiled splash backs. Low-level W.C with integrated push button flush. Ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Chrome heated towel rail, recessed ceiling spotlights and an extractor fan. Obscure uPVC double glazed window to the rear elevation.

INTEGRAL GARAGE:

15'9 x 8'5 (4.80m x 2.57m)

Accessed via a manual up/ over garage door. Providing power, lighting and access to the BRAND NEW gas combination boiler. Access to the electricity and gas meters along with the BRAND NEW electrical RCD consumer unit. Providing excellent scope to be utilised into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:

The bungalow stands on a wonderful 0.12 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto a tarmac driveway, giving access to the integral garage, entrance porch and front door. The front garden is gravelled, with scope to be utilised into additional parking options, if required. There is a low-level walled front and side boundary. The side garden has established shrubs and bushes, with additional gravelled borders. A right sided paved pathway with secure timber access gate leads into the well-appointed rear garden. Predominantly laid to lawn with a vast array of established planted borders, a concrete pathway and provision for a garden shed. Outside cold water tap and double external power socket. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a BRAND NEW combination boiler and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 983 Square Ft.

Measurements are approximate and for guidance only. This includes the integral single garage.

Tenure: Freehold. Sold with vacant possession.**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'C'**EPC: Energy Performance Rating: 'D' (58)****Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

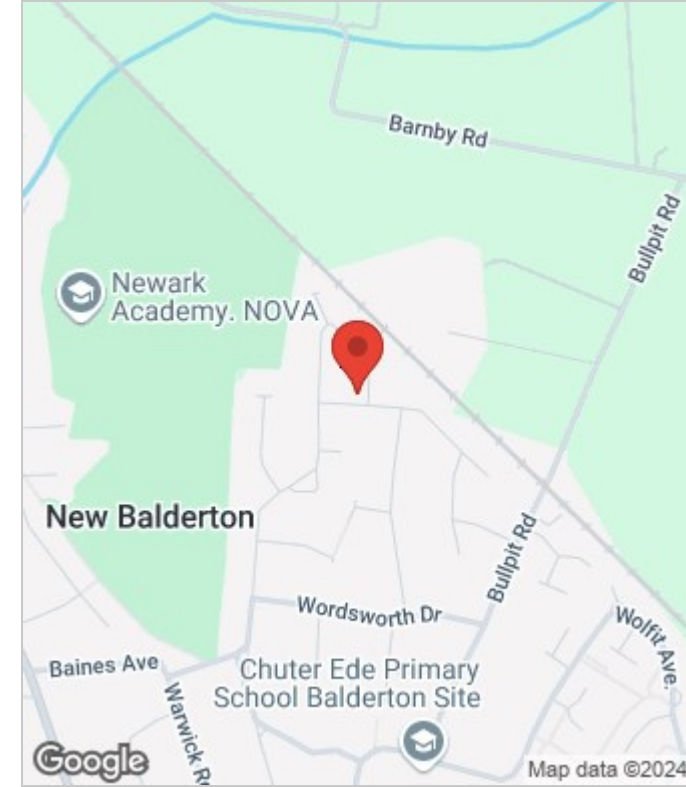
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 