



Manners Road, Balderton, Newark

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OLIVER REILLY 







# Manners Road, Balderton, Newark

Offers in excess of £230,000

- DETACHED FAMILY HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- SCOPE TO EXTEND & ADD VALUE (STPP)
- GENEROUS MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- GENEROUS LOUNGE & DINING KITCHEN
- ATTACHED GARAGE & UTILITY STORE
- WELL-APPOINTED SOUTH-FACING GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D'

## ONE TO MAKE YOUR OWN AND CALL HOME..!

Enjoying a delightful tree-lined outlook, within one of Balderton's most popular residential locations, stands an eye-catching much loved family-friendly detached home. Surrounded by heaps of excellent local amenities, popular schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre. Having been lovingly maintained over many years. This exciting home holds all the key ingredients for you to STEP INSIDE and MAKE YOUR OWN MARK. Primed and ready for a substantial extension. Subject to relevant planning approvals. Which would not detract from a captivating SOUTH FACING plot.

Internally, the property has been extremely well-maintained but welcomes an opportunity for you to inject your own personality throughout. The accommodation comprises: Entrance hall, a large living room and equally spacious dining kitchen. The first floor provides a three-piece bathroom and THREE WELL PROPORTIONED BEDROOMS. The master bedroom boasts an extensive fitted wardrobe.

Externally, the property welcomes an EXTENSIVE MULTI-CAR DRIVEWAY. Offering access into an attached garage, with further attached utility/ store and timber workshop. The SOUTH-FACING GARDEN really is a joy to behold. Having been beautifully maintained, with a large block paved seating area. Retaining a high degree of privacy.

Further benefits of this charming family-sized home include uPVC double glazing throughout, electric heating with gas available to the property and a functional alarm system. FULL OF POSSIBILITIES AND POTENTIAL. Step inside and see for yourself! Marketed with NO ONWARD CHAIN..!



### ENTRANCE HALL: 12'7 x 5'11 (3.84m x 1.80m)

Accessed via an obscure uPVC side external door. Providing tiled flooring, a ceiling light fitting, electric heater and carpeted stairs rising to the first floor. Access into the dining kitchen and living room. Max measurements provided.

### LARGE LIVING ROOM: 18'6 x 11'2 (5.64m x 3.40m)

A sizeable reception room. Providing carpeted flooring, a ceiling light fitting, electric heater, TV point and a wall mounted electric fire, with exposed stonework. Large uPVC double glazed window to the front elevation.

### DINING KITCHEN: 12'2 x 11'2 (3.71m x 3.40m)

Of generous size. Providing tiled flooring. The complementary fitted kitchen hosts a range of wall and base units, with laminate roll-top work surfaces over and black wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated 'HOTPOINT' electric oven with four ring ceramic hob over and stainless steel extractor hood above. Under counter plumbing/ provision for a washing machine and fridge. Sufficient space for a dining table. Wall mounted electric heater, TV point, two fitted storage cupboards and a ceiling strip light. uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear external door gives access into the well-appointed rear garden.

### FIRST FLOOR LANDING: 5'9 x 3'3 (1.75m x 0.99m)

With carpeted flooring, a ceiling light fitting, loft hatch access point, smoke alarm, electric heater, fitted airing cupboard, housing the hot water cylinder. uPVC double glazed window to the side elevation. Access into the bathroom and all three bedrooms.

### MASTER BEDROOM: 11'9 x 11'2 (3.58m x 3.40m)

A well-appointed DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, extensive fitted wardrobe with sliding doors and a uPVC double glazed window to the front elevation. Max measurements provided.

### BEDROOM TWO: 11'2 x 8'9 (3.40m x 2.67m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting and a uPVC double glazed window to the rear elevation. Overlooking the generous garden.

### BEDROOM THREE: 11'3 x 6'4 (3.43m x 1.93m)

A well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting and a uPVC double glazed window to the front elevation.



**FAMILY BATHROOM:**

9'3" x 5'4" (2.82m x 1.65m)

Providing carpeted flooring. A wooden panelled bath with chrome mixer tap and over-ear shower facility, with a wall mounted bi-folding shower screen. A pedestal wash hand basin and low-level W.C with levered flush. High level chrome heated towel rail, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation. Max measurements provided. Width reduces to 5'5 ft (1.65m).

**ATTACHED GARAGE:**

17'4 x 8'5 (5.28m x 2.57m)

Of brick built construction with a fibre glass roof. Accessed via a manual up/ over garage door. Providing power and lighting. Access to the electrical RCD consumer unit and electricity meter. Offering excellent scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. Open access through to the attached utility/ store.

**ATTACHED UTILITY/ STORE:**

9'4 x 3'1 (2.84m x 0.94m)

Providing a fitted base unit and a cold water tap. A timber personnel door gives access into the garden.

**ATTACHED TIMBER WORKSHOP:**

9'1 x 6'4 (2.77m x 1.93m)

With carpeted flooring, power and lighting.

**EXTERNALLY:**

The property stands on an enviable plot, in a desirable residential location. Enjoying a tree-lined outlook to the front aspect. The frontage of the house is greeted by a generous concrete driveway. Allowing ample off-street parking. There is a gravelled front garden, which could easily be utilised into additional off-street parking. If required. Accessed to the side entrance door, with two external wall lights. There are low-level fenced front and side boundaries. A secure timber right sided access gate opens into the well-appointed and fully enclosed SOUTH FACING rear garden. Predominantly laid to lawn, with gravelled borders and an extensive block paved seating area, with a small timber framed canopy. There are a variety of external lights, provision for a garden shed, fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides electric heating (gas is available to the property), a functional alarm system, cavity wall insulation 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: 1,057 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached garage and outbuildings.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

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

**EPC: Energy Performance Rating: 'D' (57)**

**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.





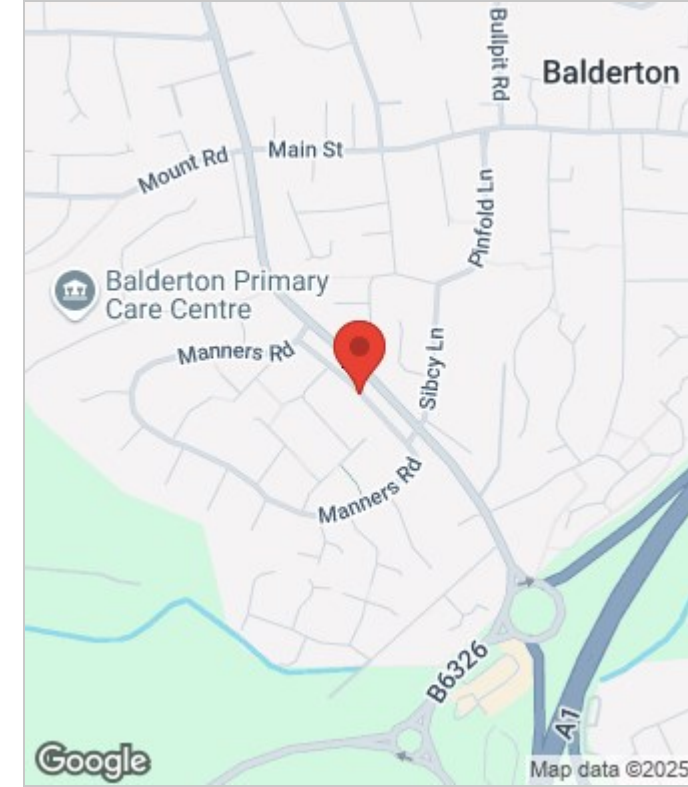




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	