



Manners Road, Balderton, Newark

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OLIVER REILLY







# Manners Road, Balderton, Newark

Offers in excess of £295,000



**ENTRANCE HALL:** 13'4 x 5'11 (4.06m x 1.80m)  
 Accessed via an obscure uPVC double glazed side external door. Providing carpeted flooring, stairs with an open spindle balustrade and handrail rising to the first floor. A wall light fitting, single panel radiator, wall mounted 'HIVE' central heating thermostat. Access into two of the three well-proportioned reception rooms.

**GENEROUS LIVING ROOM:** 18'6 x 11'2 (5.64m x 3.40m)  
 A generous reception room, providing carpeted flooring, a central ceiling light fitting, coving, a large double panel radiator, dado rail, central feature fireplace, with provision for a freestanding electric fire with a raised marble hearth and decorative marble surround TV connectivity point and a feature uPVC double glazed bow-window to the front elevation. enjoying a captivating tree-lined outlook. Max measurements provided.

**DINING ROOM:** 12'2 x 11'11 (3.71m x 3.63m)  
 a further and equally spacious reception room, providing carpeted flooring, a central ceiling light fitting, coving, single panel radiator, two fitted storage cupboards and OPEN-PLAN access through to the sizable kitchen.

**BREAKFAST KITCHEN:** 15'8 x 8'7 (4.78m x 2.62m)  
 With wood-effect laminate flooring. The expansive kitchen provides a vast range of fitted wall and base units with laminate roll-top work surfaces over and wall tiled splash backs. Inset 1.5 bowl sink with flexi-spray mixer tap and drainer. Integrated electric oven with four ring induction hob over and concealed extractor hood above. Ceiling light fitting, provision for a breakfast bar/ dining table. Large hardwood window to the rear elevation. Access into the inner/rear hall. A paned hardwood external door opens into the substantial conservatory.

**LARGE CONSERVATORY:** 15'8 x 8'8 (4.78m x 2.64m)  
 Of part brick and uPVC construction, with a sloped poly-carbonate roof. Providing tiled flooring, power and lighting. uPVC double glazed windows to the right side and rear elevations. uPVC double glazed French doors to the rear elevation and an additional uPVC double glazed right sided personnel door both open out to the generous, low-maintenance rear garden.

**GROUND FLOOR W.C:** 4'5 x 2'10 (1.35m x 0.86m)  
 With tiled flooring. A low-level W.C with levered flush, a ceiling light fitting and an obscure paned uPVC double glazed window to the rear elevation.

**UTILITY ROOM:** 8'2 x 7'8 (2.49m x 2.34m)  
 With wood-effect laminate flooring, a ceiling light fitting, double panel radiator, plumbing/provision for a freestanding washing machine, tumble dryer and an American-style fridge freezer. Extractor fan and a paned obscure uPVC double glazed window to the rear elevation. Access into the study.

**STUDY:** 7'8 x 7'8 (2.34m x 2.34m)  
 Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator, telephone connectivity point and a fitted cupboard housing, the electrical RCD consumer unit, gas and electricity meters. Paned uPVC double glazed window to the front elevation.

**FIRST FLOOR LANDING:** 13'4 x 2'7 (4.06m x 0.79m)  
 Providing split-level landing space, with carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access, point and a fitted airing cupboard with double doors housing the hot water cylinder. Access into the contemporary shower room and all FOUR DOUBLE BEDROOMS.

- SUBSTANTIAL DETACHED FAMILY HOME
- EASE OF ACCESS ONTO A1 & A46
- GF W.C & UTILITY ROOM
- DETACHED WORKSHOP & INTEGRAL CARPORT
- SPACIOUS & ADAPTABLE LAYOUT
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS & CONSERVATORY
- FIRST FLOOR SHOWER ROOM & EN-SUITE BATHROOM
- EXTENSIVE DRIVEWAY & SOUTH-WEST FACING GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

## ROOM FOR THE WHOLE FAMILY...!

Feast your eyes on this superbly spacious detached 'FOSTERS-BUILT' family home. Standing proud in a highly renowned residential location. Enjoying an enviable tree-lined outlook to the front aspect, along with ease of access onto the A1, A46 and the vast array of excellent local amenities and schools within Balderton.

This SUBSTANTIALLY EXTENDED residence holds all the key ingredients for any growing family! Boasting an expansive, well thought through and hugely adaptable internal layout, spanning in EXCESS OF 1,790 square/ft of accommodation, comprising: Inviting entrance hall, a large bow-fronted living room, separate dining room, OPEN-PLAN to a well-appointed breakfast kitchen, a sizeable conservatory, inner hall, ground floor W.C, utility room and a study/ ground floor (fifth) bedroom. The first floor hosts a stylish modern shower room and FOUR DOUBLE BEDROOMS. Two of which hosts extensive fitted wardrobes. The copious master bedrooms enjoys a LARGE EN-SUITE BATHROOM.

Externally, the property enjoys an enviable plot. STANDING PROUD with a substantial MULTI-CAR DRIVEWAY. Hosting parking for a variety of vehicles and access through to an integral carport. The generous, low-maintenance and SOUTH WESTERLY FACING rear garden retains a high-degree of privacy, with access into a DETACHED WORKSHOP. Providing power and lighting.

Further benefits of this WHOLESOME FAMILY HOME include majority uPVC double glazing and gas central heating.

Create lasting memories inside this attractive, warm, welcoming and generously proportioned home. Promising THE PERFECT FIND... for any growing family, searching for their forever home!







**MASTER BEDROOM:**

14'4 x 11'5 (4.37m x 3.48m)  
A large principal DOUBLE bedroom, providing carpeted flooring, a large low-level double panel radiator, ceiling light fitting and a paned uPVC double glazed window to the rear elevation. Max measurements provided.

**EN-SUITE BATHROOM:**

11'4 x 6'1 (3.45m x 1.85m)  
Of an extremely generous proportion. Providing grey tiled flooring. A corner fitted panelled bath with chrome mixer tap and over-head shower facility with provision for a shower curtain and floor to ceiling wall tiling. low-level W.C with integrated levered flush. Oval wash hand basin with chrome mixer tap. Inset to an extensive range of fitted vanity storage units with laminate-wood effect work surfaces over and wall tiled splash backs. Wall mounted vanity storage cupboards. Ceiling light fitting, single panel radiator, extractor fan and an obscure paned uPVC double glazed window to the side elevation.

**BEDROOM TWO:**

11'10 x 11'1 (3.61m x 3.38m)  
A further DOUBLE bedroom, located at the front of the house, providing carpeted flooring, a large single panel radiator, ceiling light fitting, extensive fitted wardrobes with integrated bedside cabinets and glass shelving above. There are overhead storage cupboards and a paned uPVC double glazed window to the front elevation, with a lovely tree-lined outlook in front. Max measurements provided.

**BEDROOM THREE:**

12'5 x 11'1 (3.78m x 3.38m)  
A sizeable DOUBLE bedroom, providing carpeted flooring, a central ceiling light fitting, single panel radiator and two paned uPVC double glazed windows to the front elevation, enjoying a captivating, tree-lined outlook.

**BEDROOM FOUR:**

11'11 x 8'9 (3.63m x 2.67m)  
A final DOUBLE bedroom. Providing light carpeted flooring, a single panel radiator, ceiling light fitting and an extensive double fitted wardrobe with clothes hanging facilities. Housing the gas fired boiler. There is a paned uPVC double glazed window to the rear elevation.

**FAMILY SHOWER ROOM:**

9'2 x 8'11 (2.79m x 2.72m)  
Of attractive contemporary design, providing grey ceramic tiled flooring. A walk-in shower cubicle with mains shower facility and rainfall effect shower head and handheld shower-head. Floor to ceiling wall tiling. Pedestal wash hand basin with chrome mixer tap and a low-level W.C. Recessed ceiling spotlights, chrome heated towel rail and an obscure paned uPVC double glazed window to the rear elevation. Max measurements provided.

**DETACHED WORKSHOP:**

15'9 x 7'5 (4.80m x 2.26m)  
Of detached brick built construction. Providing power, lighting and scope to be utilised for a variety of individual purposes. Paned uPVC double glazed window to the front elevation and a hardwood window to the side elevation.

**EXTERNALLY:**

The Property enjoys a captivating residential location with a delightful tree-lined outlook. Standing on almost a 0.10 of an acre plot. The front aspect is greeted with an extensive blocked paved driveway, ensuring AMPLE OFF-STREET parking for a variety of vehicles. There is a low maintenance gravelled front garden, which also offers additional off-street parking spaces, if required, with a variety of established bushes and tree. There are fenced side boundaries and a complementary walled front boundary. Open-access through to the integral carport, which leads to the side entrance door with external light. A right sided gate opens to a covered passageway into the low maintenance South-Westerly facing rear garden. Retaining a high-degree of privacy and extensively paved, with generous seating/entertainment areas. There is access into the detached brick workshop. There is an outside tap double electrical power socket, fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'HIVE' control system and uPVC double glazing throughout. This excludes the kitchen window and external door.

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: 1,790 Square Ft.**

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

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

**Local Authority:**

Newark & Sherwood District Council.

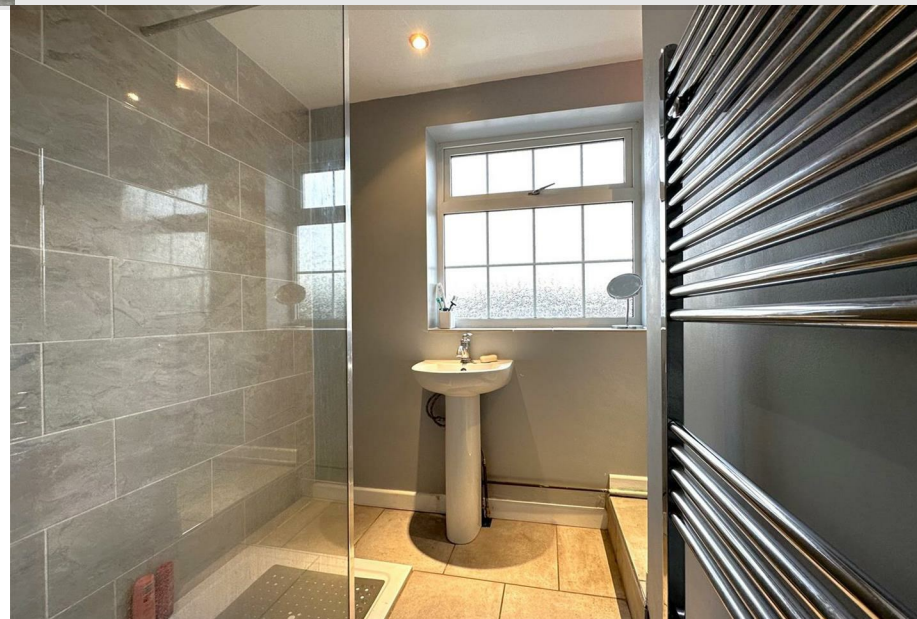
**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D' (68)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**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:**

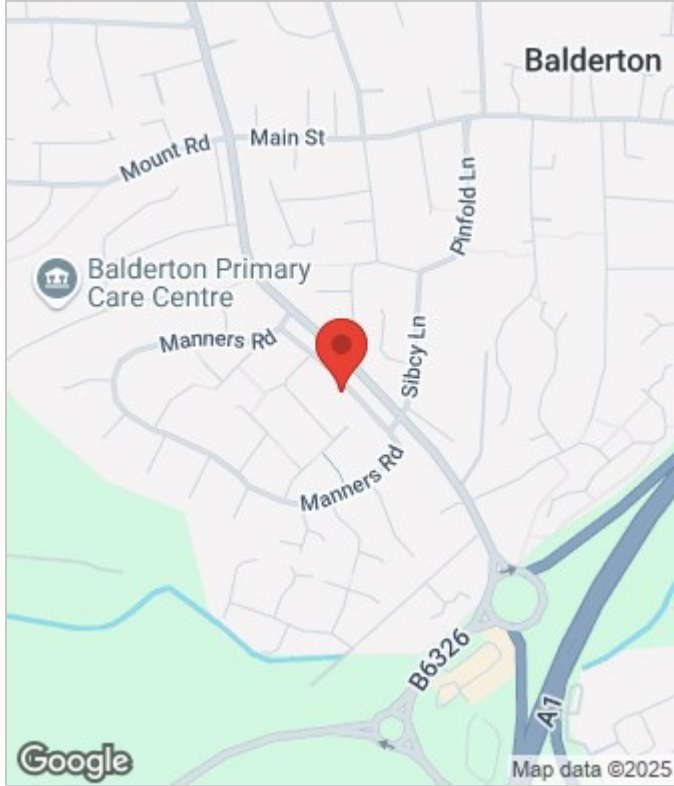
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

