



Manners Road, Balderton, Newark

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 OLIVER REILLY





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# Manners Road, Balderton, Newark

Asking Price: £270,000

- SPACIOUS SEMI-DETACHED HOME
- SUBSTANTIALLY EXTENDED
- TWO GENEROUS RECEPTION ROOMS
- STUNNING CONTEMPORARY KITCHEN
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- FIVE BEDROOMS
- HUGELY POPULAR LOCATION
- TWO MODERN SHOWER ROOMS
- CARPORT & MULTI-CAR DRIVEWAY
- LOVELY LOW MAINTENANCE GARDEN. Tenure: Freehold. NEW EPC 'tbc'



**ENTRANCE HALL:** 12'6 x 6'10 (3.81m x 2.08m)

An inviting reception hall. Accessed via an obscure side entrance door, with complementary wood-effect laminate flooring, recessed ceiling spotlights, a double panel radiator, smoke alarm and carpeted stairs with an open spindle balustrade rising to the first floor. Access into both well-proportioned reception rooms. Max measurements provided.

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

A large reception room, located at the front of the house, providing complementary wood-effect laminate flooring, a large double panel radiator, ceiling fan with light fitting, TV/Internet/telephone connectivity points and a large uPVC double glazed window to the front elevation. Max measurements provided.

**DINING ROOM:** 13'2 x 10'10 (4.01m x 3.30m )

Further sizeable reception room. Providing complementary wood-effect laminate flooring, a double panel radiator, ceiling light fitting and uPVC double glazed French doors, opening out into the low-maintenance garden. Internal open-access through to the large modern kitchen.

**CONTEMPORARY KITCHEN:** 12'10 x 9'7 (3.91m x 2.92m)

Of eye-catching modern design, providing continuation of the wood-effect laminate flooring. The attractive contemporary kitchen provides a vast range of fitted white shaker-style wall and base units with dark laminate roll-top work surfaces over. Inset 1.5 bowl 'FRANKE' sink with mixer tap and drainer. Integrated medium height 'BEKO' microwave with 'HOTPOINT' electric oven beneath. Separate integrated five ring gas hob with glass splash-back behind and black stainless steel extractor hood above. Integrated under counter fridge and under counter plumbing/provision for a dishwasher. Large larder cupboard with useful carousel. Recessed ceiling spotlights, double panel radiator, uPVC double glazed window to the side and rear elevation. Access into the rear hallway.

**REAR HALL:** 10'4 x 3'2 (3.15m x 0.97m)

Providing wood-effect laminate flooring, a ceiling light fitting and an obscure uPVC double glazed rear external door, opening out into the low-maintenance garden. Internal access into the utility room and modern ground floor shower room. Max measurements provided.

**GROUND FLOOR SHOWER ROOM:** 10'4 x 4'4 (3.15m x 1.32m)

Of attractive modern design, providing ceramic tiled flooring. A large walk-in shower with mains shower facility, floor to ceiling wall tiling and a clear glass shower screen. Low-level W.C with push-button flush and a white ceramic wash hand basin with chrome mixer tap and partial splash back behind. Inset to a fitted vanity storage unit. Recessed ceiling spotlights, double panel radiator, extractor fan, obscure uPVC double glazed window to the rear elevation. Max measurements provided.

**UTILITY ROOM:** 9'11 x 8'4 (3.02m x 2.54m)

A useful and highly functional space, with scope to be utilised for a variety of purposes. Giving access to the exposed 'WORCESTER' gas combination boiler, electrical RCD consumer unit, gas and electricity meters. There are a range of further fitted wall and base units for storage and provision/plumbing for a washing machine/tumble dryer. Ceiling strip-light. Obscure uPVC double glazed external door to the front elevation. Opening out to the carport.

**FIRST FLOOR LANDING:** 18'3 x 3'4 (5.56m x 1.02m)

With carpeted flooring, a double panel radiator, two ceiling light fittings, loft hatch access point and a fitted storage cupboard. Obscure uPVC double glazed window to the side elevation. Access into the family shower room and all five well-proportioned bedrooms. Max measurements provided.

**A WHOLESOME FAMILY RESIDENCE!!!**

We proudly welcome you to this excellent FIVE BEDROOM detached home. Located in a highly renowned residential location. A stones throw away from a range of excellent amenities, in-demand schools and popular transport links. Hosting ease of access onto the A1, A46 and to Newark Town Centre.

If you're searching for IMPECCABLE PRESENTAION and a VAST DEGREE OF VERSATILITY... then LOOK NO FURTHER! This impressive home has all the key ingredients to tick your boxes from the outset.

The property's BRIGHT & BEAUTIFUL internal layout comprises: Inviting entrance hall, a GENEROUS living room, separate dining room with French doors out to the low-maintenance garden and open-access through to a STUNNING CONTEMPORARY KITCHEN. Hosting a range of integrated appliances. A useful rear hall, utility room and an eye-catching MODERN SHOWER ROOM.

The first floor provides a split-level landing, leading into FIVE EXCELLENT SIZED BEDROOMS (master with extensive fitted wardrobes), and a STYLISH MODERN SHOWER ROOM.

Externally, this lovely home occupies a delightful low-maintenance rear garden, with artificial lawn and a substantial paved outdoor entertainment space. The front aspect is greeted with a well-appointed MULTI-CAR DRIVEWAY with access into a useful carport.

Further benefits of this DELIGHTFULLY DECEPTIVE and PRISTINELY PRESENTED home include uPVC double glazing throughout and gas central heating, via a modern combination boiler.

YOUR NEW HOME AWAITS... Set to leave a lasting impression from the moment you step inside!





**MASTER BEDROOM:**

A lovely DOUBLE bedroom, located at the front of the house. Providing wood-effect laminate flooring, a large single panel radiator, ceiling light fitting and extensive fitted wardrobes. uPVC double glazed window to the front elevation. Max measurements provided up to extensive fitted wardrobes.

11'2 x 9'9 (3.40m x 2.97m)

**BEDROOM TWO:**

An excellent sized and highly versatile DOUBLE bedroom, providing wood-effect laminate flooring, two ceiling light fittings, a double panel radiator and a rear dormer with uPVC double glazed window to the rear elevation. Max measurements provided.

15'10 x 7'8 (4.83m x 2.34m)

**BEDROOM THREE:**

A further DOUBLE bedroom, providing complementary wood-effect laminate flooring, a ceiling fan with light fitting, a single panel radiator and a uPVC double glazed window to the rear elevation, overlooking the garden.

11'1 x 8'9 (3.38m x 2.67m)

**BEDROOM FOUR:**

A well-appointed bedroom with wood-effect laminate flooring, a double panel radiator, a ceiling light fitting and a uPVC double glazed window to the front elevation.

11'2 x 7'9 (3.40m x 2.36m)

**BEDROOM FIVE:**

Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

11'2 x 6'4 (3.40m x 1.93m)

**FIRST FLOOR SHOWER ROOM:**

Of attractive modern design. Providing ceramic tiled flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. A low-level W.C with push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

9'4 x 7'10 (2.84m x 2.39m)

**CARPORT:**

Integral to the house, with external light fitting. Giving access to the side entrance and utility room doors.

15'1 x 7'9 (4.60m x 2.36m)

**EXTERNALLY:**

The property is positioned in a highly renowned residential location, close to a vast array of amenities. The front aspect is greeted with dropped kerb vehicular access onto a concrete multi-car driveway, with access to the open/integral carport with external light fitting. This gives access to the side entrance and utility room door. The front garden is of general low-maintenance. Predominantly gravelled with a central raised plant bed. There are a partial range of hedges and bushes. There is a fenced right side boundary and low-level walled front boundary. A concrete pathway leads to the right side elevation with timber gate opening into the well-appointed low maintenance rear garden. Extensively paved to create a lovely tranquil seating area. Perfect for entertaining! There are two artificial lawn areas, raised planted borders, provision for a garden shed, an outside tap and a range of external lights. There are fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 1,470 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 'C'****EPC: Energy Performance Rating: 'bbc'- On Order**

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:**



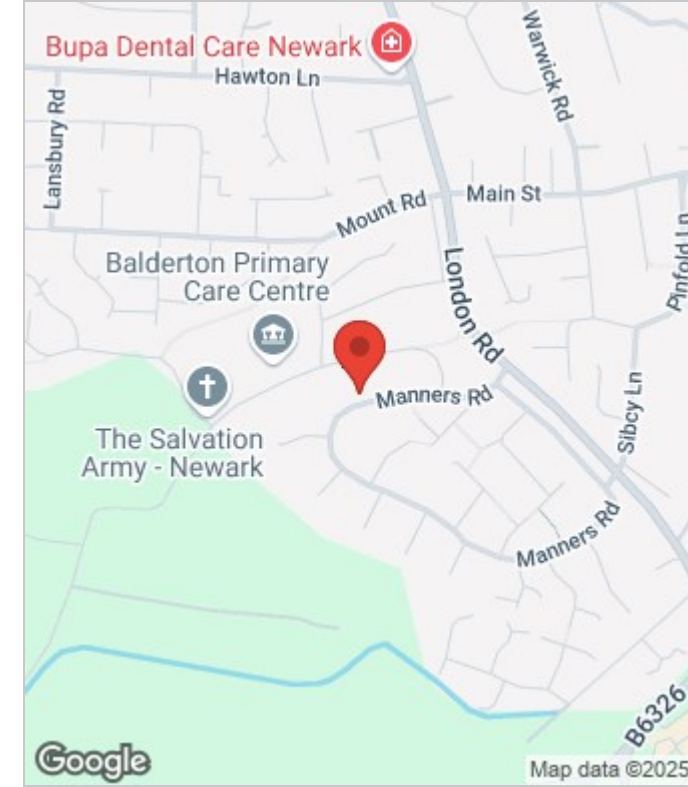




These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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

GROUND FLOOR

1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		

**England & Wales** EU Directive 2002/91/EC