



Church Lane, Balderton, Newark

 3  2  2  4 C

OLIVER REILLY 







# Church Lane, Balderton, Newark

- SUBSTANTIAL DETACHED BUNGALOW
- PRIVATE ROAD CUL-DE-SAC
- SPACIOUS DINING KITCHEN
- INTEGRAL DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS TO A1, A46 & AMENITIES
- THREE/ FOUR BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- TWO MODERN SHOWER ROOMS & CLOAKROOM
- WELL-APPOINTED PLOT WITH DETACHED WORKSHOP
- VIEWING ESSENTIAL & NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £425,000 - £450,000. \*NO CHAIN!\*

CREATE YOUR NEXT CHAPTER..!

Introducing an immaculate, detached bungalow of unique design, located in a highly sought-after cul-de-sac. Situated on a private road, in the heart of Balderton. Surrounded by a vast array of EXCELLENT local amenities and transport links. Including ease of access onto the A1/A46. This STAND-OUT HOME was constructed in 2003, ticking all the boxes to promote an expansive and versatile layout, spanning approximately 1,800 square/ft (garage included) of accommodation comprising: Entrance porch, an inviting inner reception hall with ample fitted storage facilities, cloakroom/W.C, utility room, dual-aspect lounge, separate dining room (or fourth bedroom) and a SPACIOUS DINING KITCHEN with French doors opening into a LARGE CONSERVATORY. The bungalow showcases an eye-catching modern shower room and THREE DOUBLE BEDROOMS, with a superb EN-SUITE SHOWER ROOM benefiting the master bedroom. Externally, the bungalow is captivated by its commanding position at the head of the cul-de-sac. Standing on a 0.18 of an acre private plot. The front aspect is greeted with AMPLE OFF-STREET PARKING with access into an INTEGRAL DOUBLE GARAGE, with power, lighting, electric roller door and huge scope to be utilised into additional living space. Subject to relevant approvals.

The rear garden has been BEAUTIFULLY LANDSCAPED. Retaining a high-degree of privacy. The garden wraps round to a delightful vegetable garden, with substantial block paving and a LARGE DETACHED WORKSHOP. With power and lighting. Further benefits of this tremendous tardis-like home include uPVC double glazing throughout, a functioning alarm system, gas central heating and OWNED SOLAR PANELS to the rear roof elevation. Internal viewings are ESSENTIAL in order to fully appreciate the desirable location, generous layout and excellent condition of this marvellous home. PRIMED AND READY for you to inject your own cosmetic personality



## Guide Price £425,000 -



### ENTRANCE PORCH:

Accessed via a uPVC double glazed front entrance door with medium height uPVC double glazed window to the front elevation. Providing quarry tiled flooring, a PVC ceiling cladding with light fitting. Access into the integral DOUBLE garage and inviting reception hall.

8'11 x 5'1 (2.72m x 1.55m)

### RECEPTION HALL:

A highly inviting entrance hallway, accessed via an obscure uPVC double glazed external door with full height obscure uPVC double glazed side panel. Providing carpeted flooring, three ceiling light fittings, loft hatch access point, a large double panel radiator, two double fitted storage cupboards, PIR alarm sensor and a wall mounted alarm control panel. Access into the utility room, three bedrooms, shower room, dining room, kitchen, lounge and cloakroom. Max measurements provided.

2'4 x 15'4 (7.42m x 4.67m)

### CLOAKROOM/ W.C:

With patterned carpeted flooring. A low-level W.C with levered flush, pedestal wash hand basin with chrome taps and partial wall tiled splash backs. Double panel radiator, ceiling light fitting, coving, extractor fan and an obscure uPVC double glazed window to the rear elevation.

5'7 x 3'5 (1.70m x 1.04m)

### LOUNGE:

A sizeable reception room, with carpeted flooring, two ceiling light fittings, coving, two double panel radiators, TV point and a central feature fireplace. Housing an inset gas fire with a raised marble-style heart and decorative wooden surround. uPVC double glazed window to the front elevation. Two uPVC double glazed windows to the rear elevation.

14'10 x 13'6 (4.52m x 4.11m)

### DINING ROOM/ BEDROOM FOUR:

A lovely and spacious reception room providing carpeted flooring, a central ceiling light fitting, coving, double panel radiator and a paned uPVC double glazed window to the front elevation. Offering scope to be utilised as a fourth bedroom, if required.

11'3 x 9'9 (3.43m x 2.97m)

### SPACIOUS DINING KITCHEN:

A generous OPEN-PLAN space providing ceramic tiled flooring. The extensive fitted kitchen houses a vast range of complementary oak wall and base units with laminate roll-top work surfaces over. Inset 1.5 bowl stainless steel sink with chrome mixer tap, drainer and partial Wall-tiled splash backs behind. Integrated medium-height electric oven and a separate four ring gas hob with concealed extractor hood above. Integrated fridge freezer. Two ceiling light fittings, coving, TV connectivity point and sufficient space for a large dining table and chairs. Double panel radiator, PIR alarm sensor, uPVC double glazed window to the side elevation. Paned uPVC double glazed French doors open to the large conservatory. Max measurements provided.

14'10 x 13'7 (4.52m x 4.14m)

### LARGE CONSERVATORY:

Of part brick and uPVC construction with a pitched poly-carbonate roof with ceiling fan with light fitting and ceramic tiled flooring. Hosting a range of double power sockets, an external wall light, uPVC double glazed windows to both side and rear elevations. A right sided personnel uPVC double glazed access door leads to the garden and left sided uPVC double glazed French doors open onto an Indian sandstone seating area within the well-appointed private garden.

18'10 x 17'6 (5.74m x 5.33m)

### UTILITY ROOM:

Providing tiled flooring, a range of fitted wall and base units with laminate roll-top work surfaces over and partial wall tiled splash back's. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the wall mounted 'VAILLANT' gas combination boiler. Radiator, ceiling strip-light, extractor fan and an obscure paned uPVC double glazed rear external door, leads into the well-appointed garden.

5'7 x 5'4 (1.70m x 1.63m)





#### EXTERNALLY:

The bungalow stands on approximately 0.18 of an acre private plot. Situated at the head of a private road cul-de-sac, shared with one neighbouring property. The front aspect boasts AMPLE OFF-STREET PARKING via a large tarmac driveway, with access into the integral DOUBLE garage. There is block paved hard-standing to the side of the property, which could be used for further parking options. The frontage provides an external security light and access to the concealed gas/ electricity meters.

The bungalow occupies a beautifully established garden. Predominantly laid to lawn with a vast array of beautifully planted borders and a sweeping Sandstone pathway Leading down to a raised decked sun terrace with pergola. Promoting a high-degree of privacy!

The side aspect occupies a further established garden space, with substantial block paving and a partial gravelled area with raised plant/ vegetable beds with soft fruit cage. Access into the detached workshop. There is an outside tap and fully fenced side. rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating (new boiler installed 2015), a functioning alarm system, cavity wall insulation, solar panels 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.

#### Solar Panels:

The rear roof-line provides 13 OWNED photovoltaic solar panels with 2KW of battery storage, located in the garage.

#### Approximate Size: 1,800 Square Ft.

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

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

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### MASTER BEDROOM:

A copious DOUBLE bedroom, providing carpeted flooring, a central ceiling light fitting, coving, double panel radiator, TV connectivity point, paned uPVC double glazed window to the side elevation and access into the en-suite shower room.

13'3 x 11'1 (4.04m x 3.38m)

#### EN-SUITE SHOWER ROOM:

Of stylish modern design, providing wood- effect LVT flooring, a large walk-in shower cubicle with clear glass shower screen, electric shower facility and floor to ceiling aqua boarding. A low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap and illuminated vanity mirror above. Inset to a fitted vanity storage unit. Large chrome heated towel rail, floor-to-ceiling aqua boarding, ceiling light fitting, extractor fan and an obscure paned uPVC double glazed window to the side elevation.

7'6 x 5'4 (2.29m x 1.63m )

#### BEDROOM TWO:

A sizeable DOUBLE bedroom providing carpeted flooring, a ceiling light fitting, coving, extensive fitted wardrobes with high-level cupboards above, double panel radiator and a panted uPVC double glazed window to the side elevation.

11'3 x 9'10 (3.43m x 3.00m)

#### BEDROOM THREE:

A lovely DOUBLE bedroom. Providing carpeted flooring, a central ceiling light fitting, coving, double panel radiator and a paned uPVC double glazed window to the rear elevation.

9'9 x 9'2 (2.97m x 2.79m)

#### CONTEMPORARY SHOWER ROOM:

Of attractive modern design, providing LVT flooring. A large walk-in shower cubicle with mains shower facility, clear glass shower screen and eye-catching floor-to-ceiling aqua boarding. Low-level W.C with integrated push-button flush and two fitted vanity storage units on either side, a wash hand basin with chrome mixer tap Inset to a fitted vanity drawer storage unit with illuminated vanity mirror above. Complementary floor to ceiling aqua boarding, ceiling light fitting, large chrome heated towel rail, extractor fan and an obscure uPVC double glazed window to the rear elevation.

9'8 x 6'8 (2.95m x 2.03m)

#### INTEGRAL DOUBLE GARAGE:

Accessed via an electric up/ over garage door. Providing power and lighting with two ceiling strip-lights and an additional ceiling light fitting. Loft hatch access point. Fitted work-surfaces has an inset stainless steel sink with chrome taps. Electrical RCD consumer unity, electricity meter and solar panel 2KW battery storage unit. Obscure uPVC double glazed window to the rear elevation. An obscure uPVC double glazed rear door leads into the garden. Offering great scope to be utilised for living accommodation, if required. Subject to relevant approvals.

19'6 x 17'6 (5.94m x 5.33m)

#### LARGE DETACHED WORKSHOP:

Of L-shaped design and detached timber construction. Accessed via double doors, with windows to the front and side elevation. Providing power, lighting and a separate functioning alarm system. Max measurements provided.

27'4 x 20'3 (8.33m x 6.17m)









**EPC: Energy Performance Rating: 'C' (73)**  
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) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	