



London Road, Balderton, Newark

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 OLIVER REILLY



# London Road, Balderton, Newark

Offers in excess of £160,000

- LOVELY TERRACE HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN & GF BATHROOM
- GENEROUS REAR GARDEN
- ON ROAD PARKING AVAILABLE
- THREE BEDROOMS
- CLOSE TO A RANGE OF AMENITIES
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- EASE OF ACCESS ONTO A1 & A46
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'



**LOUNGE:** 12'10 x 11'11 (3.91m x 3.63m)  
Accessed via an obscure uPVC double glazed front entrance door. A sizeable reception room, providing wood-effect laminate flooring, a ceiling light fitting, coving, TV connectivity point, electrical RCD consumer unit and provision for a media wall with inset lighting. Hardwood double glazed window to the front elevation. Access into the separate dining room.

**DINING ROOM:** 11'8 x 9'10 (3.56m x 3.00m)  
A lovely reception room with wood-effect laminate flooring, a central ceiling light fitting, coving, single panel radiator, two extensive fitted storage cupboards, smoke alarm, heat alarm, uPVC double glazed window to the rear elevation. Carpeted stairs rise to the first floor with a useful under-stairs storage cupboard beneath. Open-access into the modern kitchen.

**MODERN KITCHEN:** 8'9 x 7'5 (2.67m x 2.26m)  
Of attractive contemporary design, providing marble-effect ceramic tiled flooring. The fitted kitchen houses a range of fitted white wall and base units with grey patterned laminate roll-top work surfaces over and white bevelled wall tiled splash backs. Inset stainless steel sink with flexi-spray mixer tap and drainer. Integrated electric oven with four ring gas hob over and extractor hood above. Under-counter plumbing/provision for a washing machine and tumble dryer. Ceiling light fitting, coving, pull-cord extractor fan, uPVC double glazed window to the side elevation. An obscure double glazed hardwood side external door gives access to the well-appointed rear garden. Internal access into the ground floor bathroom. Max measurements provided.

**GROUND FLOOR BATHROOM:** 8'9 5/1 (2.67m x 1.55m)  
Of complementary modern design. Providing wood-effect laminate flooring, a low-level W.C with push-button flush. Pedestal wash hand basin with chrome mixer tap and medium height wall tiling behind. P-shaped panelled bath with chrome taps, electric shower facility, handheld shower head and additional rainfall-effect shower head above. Wall mounted curved clear glass shower screen with floor to ceiling ceramic wall tiling. Fitted vanity storage cupboard with shelving. Ceiling light fitting, double panel radiator, extractor fan and an obscure uPVC double glazed window to the rear elevation.

**FIRST FLOOR LANDING:** 11'8 x 2'9 (3.56m x 0.84m)  
With carpeted flooring, two ceiling light fittings, smoke alarm, access up to the attic room and into both bedrooms.

**MASTER BEDROOM:** 12'9 x 11'3 (3.89m x 3.43m)  
A copious DOUBLE bedroom, with grey carpeted flooring, a central ceiling light fitting, coving, single panel radiator, TV connectivity point, original (decorative) cast-iron feature fireplace and a hardwood double glazed window to the front elevation.

## BRIGHT & AIRY CONTEMPORARY CHARM!

This eye-catching traditional terrace home promises an immediately warm and welcoming feeling, to create a handsome and homely design. PRIMED AND READY... for your immediate appreciation. The property is conveniently situated in the heart of Balderton. Perfect for immediate access to a wide range of excellent local amenities, schools and transport links. Including two popular Primary Schools and a few moments drive onto the A1, A46 and to Newark Town Centre.

This delightful residence promotes the perfect opportunity for you to step inside and enjoy from the outset! The well-planned and deceptively spacious internal layout comprises: Lounge, separate dining room, modern fitted kitchen and equally tasteful contemporary bathroom. The first floor hosts two bedrooms and access up to a LARGE ATTIC BEDROOM. Ensuring a high-degree of living flexibility to suit a variety of requirements!

Externally, the property is enhanced further by a LARGE REAR GARDEN, with a paved seating area, space and scope to make your own mark! On-street parking is also available directly outside the house. On a first come, first served basis.

Further benefits of this LOVELY TARDIS-LIKE TERRACE include a mixture of uPVC and hardwood double glazing. There is gas central heating, served by a modern and regularly service combination boiler.

WHAT A FIND!... This spacious modern home is MOVE IN READY... and set for your instant appreciation. Marketed with \*\* NO ONWARD CHAIN!\*\*.



**BEDROOM THREE:**

11'8 x 6'7 (3.56m x 2.01m)

A lovely well-appointed bedroom, providing carpeted flooring, complementary medium height wall panelling, a single panel radiator, picture rails, a ceiling light fitting and a fitted airing cupboard, housing the modern 'GLOW-WORM' gas combination boiler. uPVC double glazed window to the rear elevation, overlooking the garden.

**ATTIC BEDROOM TWO:**

11'8 x 10'1 (3.56m x 3.07m)

A generous multi-purpose space with open-spindle balustrade and a small handrail. Providing grey carpeted flooring, a single panel radiator, ceiling light fitting, smoke alarm, double glaze Velux roof light to the rear elevation.

**EXTERNALLY:**

The generous frontage is full enclosed. Accessed via a low-level gated entrance, with concrete pathway leading to the front entrance door, with sloped roof storm canopy above with walled front and side boundaries.

The large rear garden retains a high-degree of privacy and promises a perfect family-friendly space. Predominantly laid to lawn, with an extensive paved seating area and gravelled hard-standing for a shed/ storage space. Provision for a garden shed, an outside tap and external light. There are fenced side and rear boundaries. PLEASE NOTE: There is shared access across this properties garden from one neighbouring home. There is a right sided timber gate which opens onto a neighbouring property. Ensuring a right of access across other gardens, via a shared passageway, which leads onto the kerbside.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler and a mixture of uPVC double glazing and hardwood 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: 818 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: 'E' (47)**

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:**

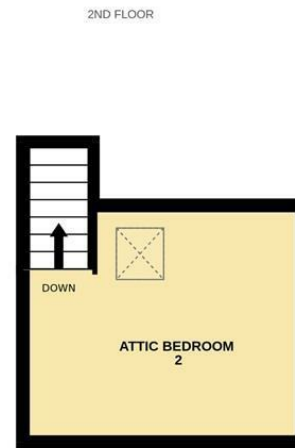
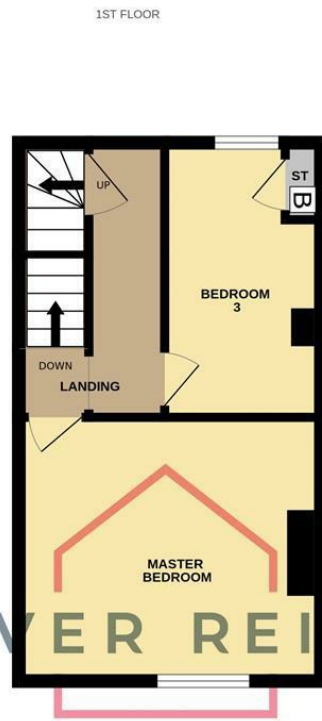
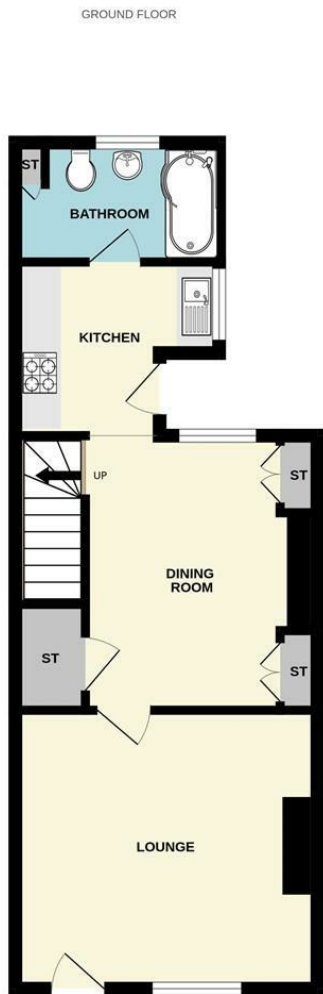
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>47</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	