



London Road, Balderton, Newark

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 OLIVER REILLY







# London Road, Balderton, Newark

- SPACIOUS END TERRACE HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- STUNNING OPEN-PLAN DINING KITCHEN
- BEAUTIFUL ENCLOSED GARDEN
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS LIVING ROOM & CONSERVATORY
- DRIVEWAY & DETACHED WORKSHOP
- EXCELLENT CONDITION THROUGHOUT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

## SPACE & STYLE IN ABUNDANCE...!

This well-proportioned end terrace home occupies a wonderful residential location, set back from the road, with a tree-lined outlook in front. Whilst remaining PERFECTLY POSITIONED for ease of access to a vast array of local amenities, school catchments and main road links onto the A1, A46 and to Newark Town Centre.

This EYE-CATCHING MODERN GEM showcases an ideal family-sized layout. Presented to an EXCELLENT STANDARD, comprising: Entrance hall, a spacious DUAL-ASPECT living room, SUPERB OPEN-PLAN DINING KITCHEN with granite finished work surfaces and a fitted breakfast bar. There is a a WONDERFUL MULTI-FUNCTIONAL CONSERVATORY. Providing fitted utility cupboards, central heating and a magnificent space to relax and unwind, whilst overlooking the garden.

The first floor hosts a modern shower room and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property is greeted with a driveway to the front aspect. Hosting sufficient space to adapt and create further off-street parking space, if required.

The beautifully designed rear garden is a wonderful external escape, with access into a DETACHED TIMBER WORKSHOP and potting shed. Providing power and lighting.

Further benefits of this lovely residence include uPVC double glazing throughout and gas fired central heating.

Promising MORE THAN MEETS THE EYE... This splendid family home is a real MUST VIEW..!



<b>ENTRANCE HALL:</b>	5'2 x 4'3 (1.57m x 1.30m)
<b>DUAL-ASPECT LIVING ROOM:</b>	17'10 x 10'10 (5.44m x 3.30m)
<b>CONTEMPORARY KITCHEN:</b>	13'10 x 5'10 (4.22m x 1.78m)
<b>OPEN-PLAN DINING ROOM:</b> Max measurements provided.	11'4 x 10'11 (3.45m x 3.33m)
<b>LARGE MULTI-PURPOSE CONSERVATORY:</b>	15'10 x 15'1 (4.83m x 4.60m)
<b>FIRST FLOOR LANDING:</b> Max measurement provided.	9'3 x 5'9 (2.82m x 1.75m)
<b>MASTER BEDROOM:</b> Max measurement provided.	12'10 x 12'1 (3.91m x 3.68m)
<b>BEDROOM TWO:</b> Max measurement provided.	12'8 x 12'2 (3.86m x 3.71m)
<b>BEDROOM THREE:</b>	8'1 x 7'10 (2.46m x 2.39m)
<b>FAMILY SHOWER ROOM:</b>	8'1 x 5'6 (2.46m x 1.68m)
<b>DETACHED TIMBER WORKSHOP:</b> Equipped with power and lighting. Hosting multi-purpose potential.	

## EXTERNALLY:

The property enjoys a lovely position, set back from the main road, with a tree-lined front outlook over a grassed green space. The front aspect is greeted with dropped kerb vehicular access onto a concrete driveway. Providing off-street parking. The front garden is laid to lawn with an established tree. There is great scope to adapt the frontage, to create further off-street parking, if required. A concrete pathway leads to the front door, with storm canopy above. There is an external security light and double external power socket. There is a walled left side and front boundary. A fenced right side boundary with access down the side of the property, with a timber gate, this in-turn leads to the BEAUTIFULLY MAINTAINED and FULLY ENCLOSED rear garden. Predominantly laid to lawn with an array of planted borders, with established bushes and shrubs. There is a lovely block paved seating area, adjacent to the conservatory. Access into the detached timber workshop and potting shed. There are fully fenced side boundaries and a conifer hedged rear boundary.





#### 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: 1,125 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: 'D' (66)

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.

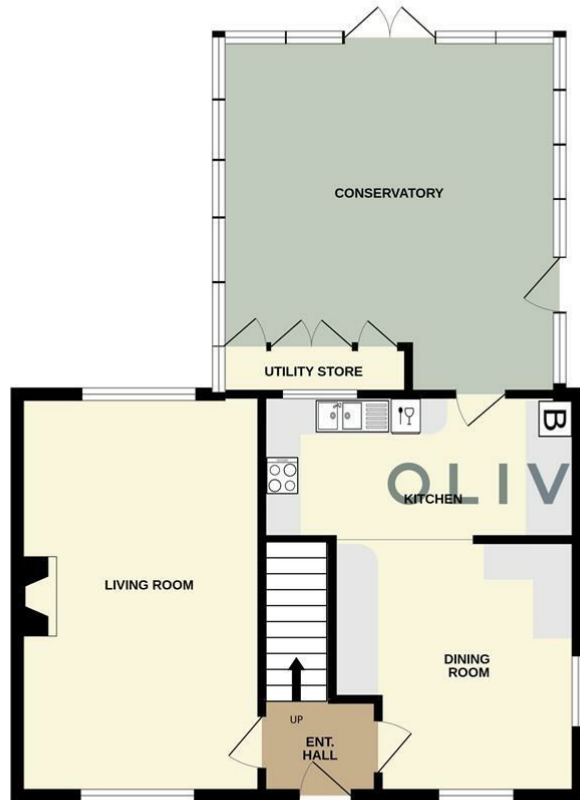




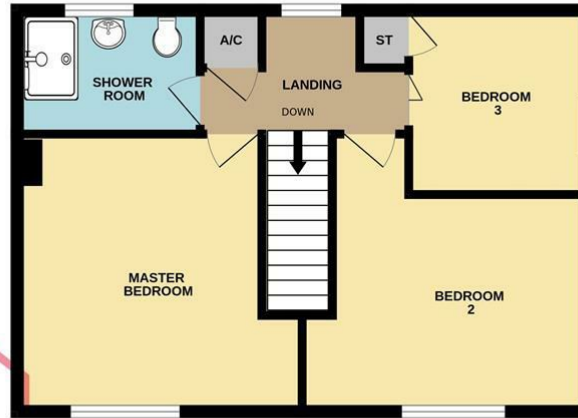




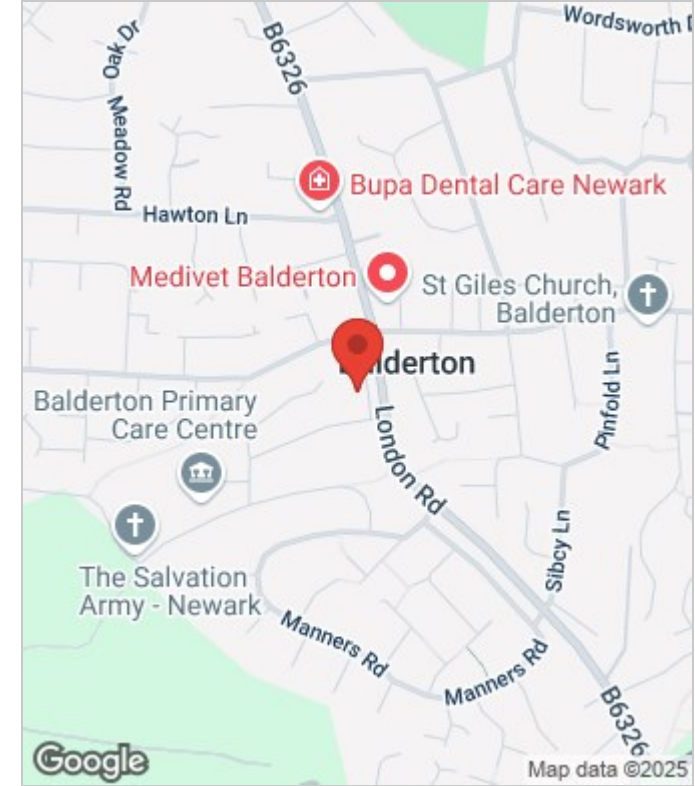
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 