# London Road, Balderton, Newark

3 1 2 D tbc

OLIVER REILLY

# London Road, Balderton, Newark

## Offers in excess of £210,000

- SPACIOUS END TERRACE HOME
- CLOSE TO MAIN ROAD LINKS & SCHOOLS
- STYLISH GROUND FLOOR SHOWER ROOM
- DETACHED SINGLE GARAGE/ WORKSHOP
- EASE OF ACCESS TO TOWN CENTRE & AMENITIES
- THREE BEDROOMS
- TWO LARGE RECEPTION ROOMS & CONSERVATORY
- GENEROUS REAR GARDEN WITH BLOCK PAVED SEATING AREA
- INTEGRAL SINGLE GARAGE & OFF-STREET PARKING
- ADAPTABLE LAYOUT! Tenure: Freehold. EPC 'tbc'

THERE'S MORE THAN MEETS THE EYE!...
Inside this spacious, charismatic and potential-filled end terrace home. Conveniently situated in the heart of Balderton. Close to a range of excellent amenities, popular local schools and superb transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.
You'll be pleasantly surprised the moment you STEP INSIDE this tardis-like end terrace. Hosting a spacious internal layout, spanning in EXCESS OF 1,200 SQUARE/FT. Allowing you to adapt and appreciate in a variety of ways.
The sizeable internal layout comprises: Entrance porch, Inner hall, a copious DUAL-ASPECT lounge, a fitted kitchen and a stylish ground floor shower room. An open-archway from the kitchen leads through to a GENEROUS SITTING/DINING ROOM and a lovely glass-roof conservatory, overlooking the well-appointed garden.
The first floor hosts THREE BEDROOMS.
Externally, the property enjoys a wonderful rear garden Basking in a wealth of privacy. Enhanced by a large block paved seating area, with access into a detached single garage/ workshop.
The front aspect promotes OFF-STREET PARKING and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living space. Subject to relevant approvals.
Further benefits of this homely yet unique residence include uPVC double glazing and gas central heating.
TURN THE KEY!.. and make this house YOUR HOME! Bursting with SPACE, SCOPE and a touch of character!

**RECEPTION PORCH:** 5'4 x 3'4 (1.63m x 1.02m)

**ENTRANCE HALL:** 2'10 x 2'10 (0.86m x 0.86m)

**LOUNGE:** 14'6 x 13'3 (4.42m x 4.04m)

**KITCHEN:** 9'10 x 8'10 (3.00m x 2.69m)

**MODERN GROUND FLOOR SHOWER ROOM:** 8'8 x 5'6 (2.64m x 1.68m)

**LARGE FAMILY/DINING ROOM:** 16'1 x 9'7 (4.90m x 2.92m)

**SIZEABLE CONSERVATORY:** 15'7 x 9'8 (4.75m x 2.95m)

**FIRST FLOOR LANDING:** 7'1 x 2'7 (2.16m x 0.79m)

**MASTER BEDROOM:** 13'4 x 10'3 (4.06m x 3.12m)

**BEDROOM TWO:** 13'3 x 10'7 (4.04m x 3.23m )
Max measurements provided. Width reduced to 9'7 ft. (2.92m).

**BEDROOM THREE:** 10'4 x 8'1 (3.15m x 2.46m)
Max measurements provided.

**INTEGRAL SINGLE GARAGE:** 13'4 x 10'4 (4.06m x 3.15m)
Accessed via a manual up/ over garage door. Equipped with power, lighting and access to the gas meter. Wooden window to the rear elevation. Scope to be utilised into additional living accommodation. Subject to relevant approvals.

**DETACHED GARAGE/ WORKSHOP:** 12'3 x 8'10 (3.73m x 2.69m)
Of concrete sectional construction and a sloped roof. Accessed via wooden double doors. Equipped with power. Providing sufficient storage space or a useful workshop area.

## EXTERNALLY:

The front aspect provides dropped kerb vehicular access from the main road for off-street parking, directly in front of the house. There is access into the integral single garage and to the front porch entrance door. The left side aspect provides a concrete pathway with fenced side borders leading down to a secure timber side gate, leading into the GENEROUS REAR GARDEN. Benefiting from a vast degree of privacy. Predominantly laid to lawn, with a variety of plants, established bushes, shrubs and trees. There is a delightful slate shingled section with a further range of shrubs. A large block paved seating area, directly from the uPVC double glazed French doors in the conservatory. There is an outside tap, external light, access into the detached garage/ workshop, part fenced/ hedged left side boundaries. Fenced right 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. This excludes the wooden window in the integral garage.
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: 1,206 Square Ft.

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

## Tenure: Freehold.

Sold with vacant possession on completion.

## Local Authority:

Newark & Sherwood District Council.

## Council Tax: Band 'B'

## EPC: Energy Performance Rating: 'tbc'- 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:

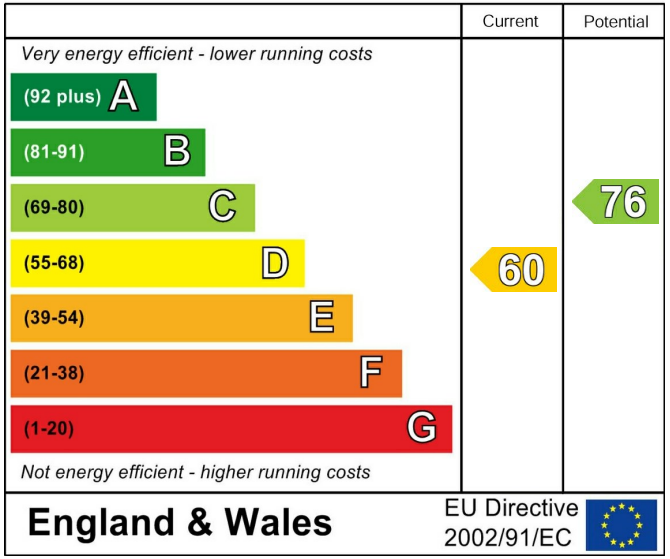
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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

OLIVER REILLY

## Energy Efficiency Rating




4 Middle Gate, Newark, NG24 1AG
**T.** 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY