



Manners Road, Balderton, Newark

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 OLIVER REILLY



Manners Road, Balderton, Newark

- LOVELY DETACHED HOME
- POPULAR LOCATION! CLOSE TO A1 & AMENITIES!
- LARGE LIVING ROOM & DINING KITCHEN
- ATTACHED GARAGE & GENEROUS DRIVEWAY
- Gas Central Heating & uPVC Double Glazing Throughout
- THREE BEDROOMS
- CAPTIVATING CORNER PLOT POSITION
- ENCLOSED REAR GARDEN WITH OUTBUILDINGS
- EXCELLENT CONDITION! MODERNISATION REQUIRED!
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £225,000 - £235,000. HEARTFELT & HOMELY! SET A CRACKING CORNER PLOT..!

Supplying endless possibilities to MAKE YOUR OWN... This charming detached family-sized residence is the epitome of a BLANK CANVAS!.. Having been lovingly maintained, with neutral decor and excellent presentation, both inside and out. This is a hugely exciting opportunity, to acquire a charming home, that has become available for the first time in almost 60 years! The property stands on a captivating corner plot and SCREAMS POTENTIAL from every angle you look! The well-proportioned internal layout comprises: Entrance hall, a generous living room with feature gas fireplace and a spacious dining kitchen. The first floor landing provides THREE BEDROOMS, two of which host bespoke fitted wardrobes and a three-piece family bathroom.

Externally, the property commands an enviable position, in a highly regarded location, close to a range of excellent amenities, popular schools and transport links. Promising ease of access onto the A1, A46 and to Newark Town Centre.

The front aspect is greeted with a MULTI-CAR DRIVEWAY, with access into an ATTACHED SINGLE GARAGE. Equipped with power, lighting and scope to be adapted into further living space. Subject to relevant approvals. There is a beautifully maintained front, side and rear garden, with access into two attached outbuildings and a delightful seating area.

Further benefits of this much-loved home include uPVC double glazing, an alarm system and gas fired central heating, via a combination boiler, installed in the last 5 years.

YOUR NEXT CHAPTER AWAITS... Inside this eye-catching detached GEM! Poised and ready for you to inject your own personality and seek its full potential! Marketed with **NO ONWARD CHAIN!**



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ENTRANCE HALL:	12'6 x 5'9 (3.81m x 1.75m)
LARGE LIVING ROOM: Max measurements provided.	18'6 x 11'1 (5.64m x 3.38m)
SPACIOUS DINING KITCHEN:	12'3 x 11'1 (3.73m x 3.38m)
FIRST FLOOR LANDING:	5'8 x 2'7 (1.73m x 0.79m)
MASTER BEDROOM: Max measurements provided.	11'9 x 11'2 (3.58m x 3.40m)
BEDROOM TWO:	11'1 x 8'9 (3.38m x 2.67m)
BEDROOM THREE:	11'2 x 6'4 (3.40m x 1.93m)
FIRST FLOOR BATHROOM: Max measurements provided.	9'4 x 7'9 (2.84m x 2.36m)
ATTACHED SINGLE GARAGE: Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the gas/electricity meters and the electrical consumer unit. Showcasing scope to be utilised into further living accommodation. Subject to relevant approvals.	17'4 x 8'5 (5.28m x 2.57m)
OUTBUILDING 1:	4'7 x 3'1 (1.40m x 0.94m)
OUTBUILDING 2:	4'5 x 3'1 (1.35m x 0.94m)

EXTERNALLY:

The property commands an excellent position in one of Balderton's most recognised and desirable locations. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR concrete DRIVEWAY. Leading down to an ATTACHED GARAGE, with two external wall lights. The established front and side garden are laid to lawn, hosting complementary planted borders and a range of mature bushes and shrubs. There is a low-level pillared walled front boundary and fenced side boundaries. There is access from both the left and right side elevation, via a concrete pathway (side gate to the right hand side) into the beautifully maintained rear garden. Predominantly laid to lawn with further planted borders and a range of established shrubs/ bushes and a mature oak tree. There is concrete courtyard/ seating area, directly from the rear kitchen door. Giving access into two attached outbuildings. There are fully fenced side boundaries.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler, installed in the last 5 years, a functional alarm system 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: 977 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

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:

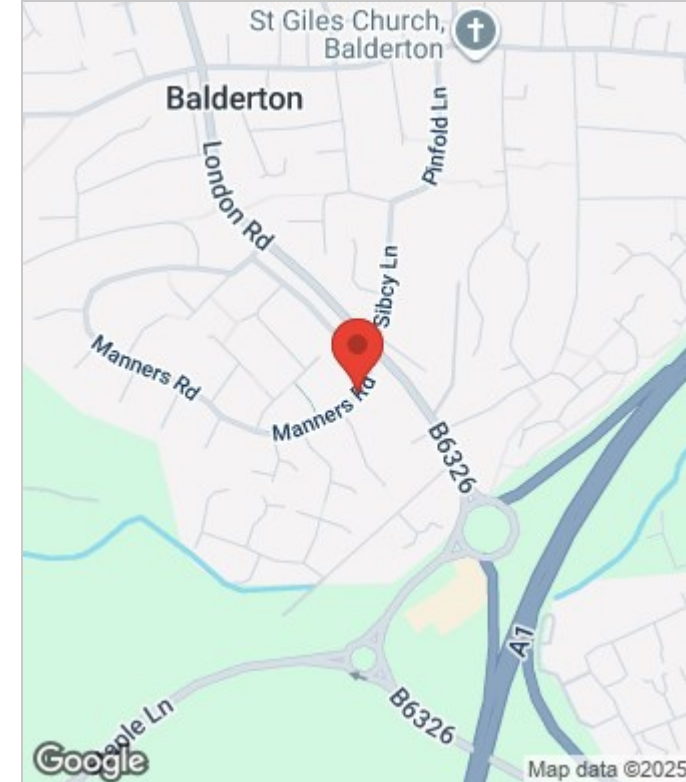
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

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