



Worthington Road, Balderton, Newark



OLIVER REILLY



# Worthington Road, Balderton, Newark

Guide Price £250,000

- LOVELY MODERN DETACHED HOME
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- GF WC. FIRST FLOOR SHOWER ROOM & EN-SUITE BATHROOM
- DELIGHTFULLY PRIVATE ENCLOSED GARDEN
- uPVC Double Glazed With Gas Central Heating
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM & DINING KITCHEN
- ATTACHED SINGLE GARAGE & MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS TO SCHOOLS, AMENITIES & MAIN ROADS
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

## A RARE FIND IN A PRIME LOCATION!

Here we have a lovely, modern detached family-sized home. Occupying a delightful residential position, in a hugely popular location, close to popular schools, amenities and transport links.

Get ready to be impressed by the excellent condition and expansive layout, showcasing a FREE-FLOWING CONTEMPORARY DESIGN comprising: Entrance hall, stylish ground floor W.C, a SPACIOUS DUAL-ASPECT LIVING ROOM and an equally SIZEABLE OPEN-PLAN DINING KITCHEN with French doors out to a decked seating area.

The first floor landing hosts a STUNNING SHOWER ROOM and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes and an eye-catching EN-SUITE BATHROOM.

Externally, the property occupies a MAGNIFICENT CORNER PLOT. The front aspect hosts AMPLE OFF-STREET PARKING for a variety of vehicles, giving access into an attached single garage. Equipped with power and lighting. The PERFECTLY PROPORTIONED REAR GARDEN hosts a great level of privacy. Promising space for the whole family to enjoy.

Additional benefits of this SPLENDID, STYLISH and SPACIOUS home include uPVC double glazing and gas fired central heating.

MAKE YOUR MOVE... Offering modern living and cracking convenience! Set your sights on a perfect place to start your next chapter!



**ENTRANCE HALL:**

9'2 x 5'1 (2.79m x 1.55m)

**GROUND FLOOR W.C:**

5'6 x 2'7 (1.68m x 0.79m)

**GENEROUS LIVING ROOM:**

18'1 x 11'1 (5.51m x 3.38m)

**MAX MEASUREMENTS PROVIDED.**

**OPEN-PLAN DINING KITCHEN:**

18'1 x 13'5 (5.51m x 4.09m)

**MAX MEASUREMENTS PROVIDED.**

**FIRST FLOOR LANDING:**

8'9 x 6'1 (2.67m x 1.85m)

**MASTER BEDROOM:**

13'5 x 11'8 (4.09m x 3.56m)

**MAX MEASUREMENTS PROVIDED.**

**EN-SUITE BATHROOM:**

5'10 x 5'6 (1.78m x 1.68m)

**BEDROOM TWO:**

11'10 x 11'2 (3.61m x 3.40m)

**MAX MEASUREMENTS PROVIDED.**

**BEDROOM THREE:**

9'1 x 8'3 (2.77m x 2.51m)

**STYLISH FAMILY SHOWER ROOM:**

7'2 x 6'6 (2.18m x 1.98m)

**ATTACHED SINGLE GARAGE:**

16'9 x 8'3 (5.11m x 2.51m)

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door.

Equipped with power, lighting and over-head eaves storage space. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals.

**EXTERNALLY:**

The property enjoys a delightful residential position, in a popular residential location. Close to a wide array of amenities. The front aspect provides dropped kerb vehicular access onto a part tarmac and part block paved driveway, allowing AMPLE OFF-STREET PARKING, leading into an attached single garage. A block paved pathway leads to a composite front entrance door, with external up/ down light. A right sided timber personal gate opens onto a gravelled pathway, with access to the concealed gas/ electricity meters. Down into a WELL-APPOINTED and FULLY ENCLOSED rear garden. Hosting a complementary range of established bushes, shrubs and a wild-life pond. There is a raised decked seating terrace, directly accessed from the uPVC double glazed French doors in the dining area. There is a useful gravelled hard-standing space, at the back of the garage, with provision for a garden shed/ summer house. There are three external wall lights and a double external power socket. Fully fenced side and rear boundaries.



#### **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.

#### **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: 1,081 Square Ft.**

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

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'D' (68)**

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**

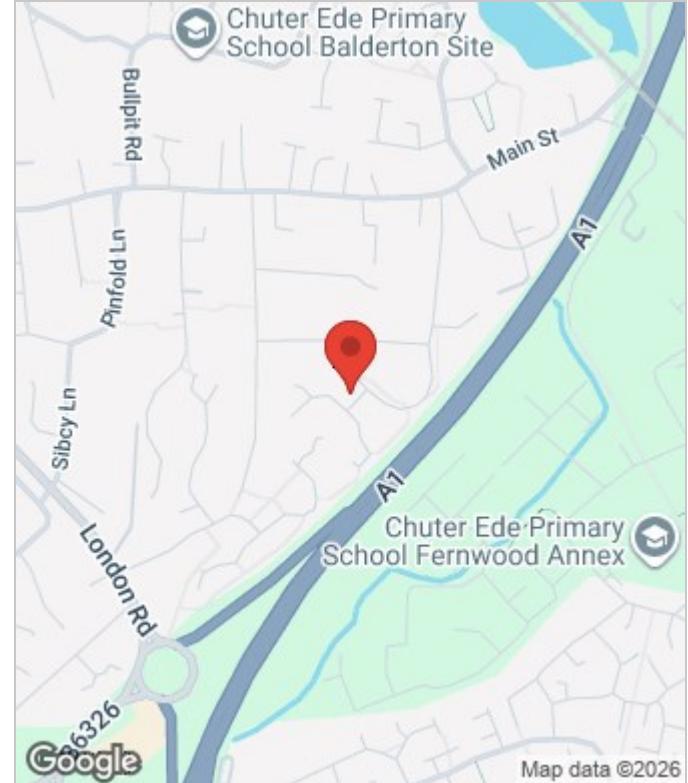
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The 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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	