# Chantry Lodge, Glebe Park, Balderton, Newark

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OLIVER REILLY

# Chantry Lodge, Glebe Park, Balderton, Newark

## Guide Price £725,000

- WONDERFUL DETACHED EXECUTIVE HOME
- HIGHLY SOUGHT-AFTER CUL-DE-SAC LOCATION
- FOUR RECEPTION ROOMS & GARDEN ROOM
- FOUR-PIECE FAMILY BATHROOM & TWO EN-SUITES
- MAGNIFICENT 0.28 OF AN ACRE PRIVATE PLOT
- FIVE/SIX WELL-PROPORTIONED BEDROOMS
- CONVENIENT FOR AMENITIES & MAIN ROAD LINKS
- GF W.C & UTILITY ROOM
- INTEGRAL TRIPLE GARAGE WITH MULTI-PURPOSE ROOM ABOVE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

LOCATION, LOCATION, LOCATION!!!
Welcome to 'Chantry Lodge'. A CHARMING, CAPTIVATING & EXPANSIVE detached executive home. Pleasantly positioned on a mesmerizing 0.28 of an acre private plot. STANDING PROUD in one of Newark's most desirable residential cul-de-sac's. Convenient for access to a full range of excellent amenities and transport links. Promising ease of access onto the A1, A46 and to Newark Town Centre.
This IMPRESSIVE & IMPOSING home will attract you from the moment you arrive, showcasing an appealing Mock-Tudor design, with an INTEGRAL TRIPLE GARAGE, equipped with power, lighting and MULTI-PURPOSE ROOM ABOVE. Which could easily be utilised as a sixth bedroom, games room or home office!
The SUBSTANTIAL FREE-FLOWING LAYOUT offers IN EXCESS OF 3,500 SQUARE/FT of spacious and HIGHLY ADAPTABLE ACCOMODATION comprising: Entrance porch, flowing through to an inviting reception hall, a ground floor W.C, study, GENEROUS GRANITE FITTED DINING KITCHEN with AGA. Open-plan through to a sitting room, a separate utility room, dining room, a large lounge with eye-catching feature fireplace with inset gas fire and a separate garden room, overlooking the lovely rear garden.
The first floor landing hosts a FOUR-PIECE FAMILY BATHROOM and FIVE EXCELLENT SIZED BEDROOMS. Three of which provide fitted wardrobes and TWO EN-SUITES.
Externally, you'll be in awe of the FLAWLESS FEEL OF SPACE & SERENITY. Enjoying a large and private rear garden, equally matched in size by a wonderful frontage. Hosting an EXTENSIVE BLOCK PAVED DRIVEWAY! Suitable for a wide range of vehicles.
Additional benefits of this FABULOUS FAMILY-SIZED HOME include upgraded uPVC double glazing and external doors; a functional alarm system and gas central heating including a 'HIVE' controlled system.
Opportunities like this are rare!...WHY WAIT?...YOUR FOREVER HOME IS JUST A CALL AWAY!...

| | |
|---|---|
| **ENTRANCE PORCH:** | 7'8 x 3'3 (2.34m x 0.99m) |
| **RECEPTION HALL:** Max measurements provided. | 18'1 x 17'5 (5.51m x 5.31m) |
| **INNER HALL:** | 7'6 x 3'10 (2.29m x 1.17m) |
| **GROUND FLOOR W.C:** | 6'9 x 3'3 (2.06m x 0.99m) |
| **STUDY:** | 10'3 x 8'8 (3.12m x 2.64m) |
| **SPACIOUS DINING KITCHEN:** Max measurements provided. | 28'5 x 13'2 (8.66m x 4.01m) |
| **UTILITY ROOM:** | 6'6 x 5'2 (1.98m x 1.57m) |
| **SITTING ROOM:** | 12'2 x 8'8 (3.71m x 2.64m) |
| **DINING ROOM:** | 13'1 x 12'1 (3.99m x 3.68m) |
| **GENEROUS LOUNGE:** Max measurements provided. | 19'1 x 16'1 (5.82m x 4.90m) |
| **GARDEN ROOM:** Of part brick and uPVC construction, with a pitched clear-glass roof, uPVC double glazed windows to the right side and rear elevations. Providing carpeted flooring, a ceiling light fitting with fan and power. uPVC double glazed French doors lead out to the lovely and highly private garden. | 11'8 x 8'5 (3.56m x 2.57m) |
| **FIRST FLOOR LANDING:** Max measurements provided. | 19'7 x 12'6 (5.97m x 3.81m) |
| **MATER BEDROOM:** Max measurements provided, up to extensive fitted wardrobes. | 16'1 x 10'6 (4.90m x 3.20m) |
| **MASTER EN-SUITE BATHROOM:** | 10'6 x 5'10 (3.20m x 1.78m) |
| **BEDROOM TWO:** | 13'10 x 10'3 (4.22m x 3.12m) |
| **EN-SUITE SHOWER ROOM:** Max measurements provided. | 10'1 x 3'10 (3.07m x 1.17m) |
| **BEDROOM THREE:** Max measurements provided. | 14'2 x 11'4 (4.32m x 3.45m) |
| **BEDROOM FOUR:** | 13'10 x 8'6 (4.22m x 2.59m) |
| **BEDROOM FIVE:** | 9'5 x 9'2 (2.87m x 2.79m) |

**FOUR-PIECE FAMILY BATHROOM:** 9'10 x 8'5 (3.00m x 2.57m)
Max measurements provided.

**SECONDARY LANDING:** 2'10 x 2'9 (0.86m x 0.84m)

**FIRST FLOOR STORE ROOM:** 8'8 x 7'10 (2.64m x 2.39m)
A large and very useful storage space. Accessed via the secondary landing, leading to the generous multi-purpose room above the triple garage.

**MULTI-PURPOSE ROOM/ BEDROOM 6:** 27'8 x 18'10 (8.43m x 5.74m)
A wonderful and substantial DUAL-ASPECT space. Posing great scope to be utilised for a variety of individual purposes and would also lend itself to be a further DOUBLE bedroom. Max measurements provided.

**INTEGRAL TRIPLE GARAGE:** 27'10 x 18'10 (8.48m x 5.74m)
Accessed via three manual up/ over garage doors. Equipped with power, lighting, access to the electrical RCD consumer unit and a uPVC double glazed window to the rear elevation.

**EXTERNALLY:**
This smashing stand-out home, enjoys a magnificent residential position. Located on a highly-regarded cul-de-sac. Conveniently situated close to amenities, schools and main roads. The property occupies a wonderful 0.28 of an acre plot. The front aspect is greeted with a SUBSTATIAL BLOCK PAVED DRIVEWAY. Ensuring ample off-street parking for a wide range of vehicles, giving access into an INTEGRAL TRIPLE GARAGE. Access to the front entrance door with external wall light. The large front garden is predominantly laid to lawn, with part planted and gravelled borders. Hosting a range of established bushes and trees. There are well-tended hedged front and side boundaries. A paved pathway leads to the left side aspect, via a wooden personal gate, leading down to a WELL-APPOINTED and HIGHLY PRIVATE rear garden, with external wall light.
This lovely external retreat is beautifully maintained and predominately laid to lawn, enjoying a complementary range of mature bushes and trees. Access into a delightful timber summer house and provision/ paved hardstanding for a sizeable garden shed. There is an external wall light, outside tap, high-level hedged side boundaries and part hedged and fenced rear boundaries.

**Approximate Size: 3,515 Square Ft.**
Measurements are approximate and for guidance only. This includes the integral triple garage and the multi-purpose room above.

**Services:**
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'HIVE' system, 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.

**Tenure: Freehold.**
Sold with vacant possession on completion.

**Local Authority:**
Newark & Sherwood District Council.

**Council Tax: Band 'G'**

**EPC: Energy Performance Rating: 'C'**
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.

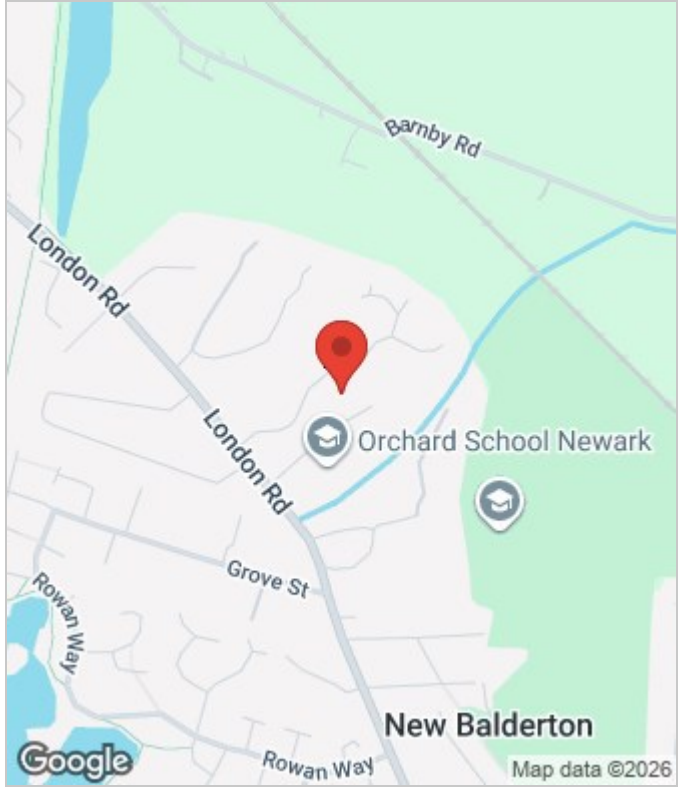
**Money Laundering Regulations:**
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**
These particulars are approved by the vendor, 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) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (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

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