



London Road, Balderton, Newark

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OLIVER REILLY







# London Road, Balderton, Newark

- LOVELY NON-ESTATE DETACHED BUNGALOW
- POPULAR & WELL SERVED RESIDENTIAL LOCATION
- LARGE DUAL-ASPECT LOUNGE & SUN ROOM
- EXTENSIVE GATED DRIVEWAY & DETACHED DOUBLE GARAGE
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- THREE WELL-PROPORTIONED BEDROOMS
- OPEN-PLAN DINING KITCHEN
- WONDERFUL 0.18 OF AN ACRE ESTABLISHED PRIVATE PLOT
- EXCELLENT PRESENTATION WITH INTERNAL & EXTERNAL SCOPE
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

## AN ADDRESS TO IMPRESS!..

This is where TRADITIONAL CHARM MEETS MODERN COMFORT!.. Enjoying an impressive corner plot position, standing on 0.15 of an acre. Situated in the heart of Balderton, close to a wide array of amenities and transport links, with ease of access onto the A1, A46 and to Newark Town Centre. This attractive detached bungalow is full of OPTIONS & OPPORTUNITIES for you to MAKE YOUR MARK and inject your own personality. This extremely well-maintained home presents an ideal BLANK CANVAS!.. Having been neutrally decorated throughout. This expansive residence promotes a sizeable internal layout, comprising: Entrance porch, a large inner hallway, DUAL-ASPECT lounge with feature fireplace and bow-window, fitted kitchen with pantry store. OPEN-PLAN through to the dining room and a delightful oval sun room. Admiring views over the private garden. The bungalow boasts THREE EXCELLENT SIZED BEDROOMS and a modern bathroom. Externally, words fail to replicate the magnitude of appreciation we have for the MAGNIFICENT & MATURE WRAP-AROUND PLOT! Creating its own private oasis! Perfect for anyone green-fingered! The delightfully private rear garden hosts an extensive Indian sandstone patio and a SUBSTANTIAL GATED DRIVEWAY. Allowing off-street parking for a range of vehicles and access into a DETACHED DOUBLE GARAGE. Additional benefits of this warm, welcoming and wonderfully presented home include uPVC double glazing and gas fired central heating. STOP SCROLLING... THIS IS THE ONE FOR YOU!!!!.. Promising SINGLE-STOREY SERENITY from the moment you step inside! Marketed with \*\*NO ONWARD CHAN!!\*\*



# Guide Price £280,000



|   |                              |
|---|------------------------------|
| <b>ENTRANCE HALL:</b><br>Giving access to all three bedrooms, bathroom and both reception room. Providing a loft hatch access point, with pull-down ladder and partial boarding for storage. Max measurements provided. | 22'2 x 8'8 (6.76m x 2.64m)   |
| <b>DUAL-ASPECT LOUNGE:</b><br>Max measurements provided into bow-window.  | 14'4 x 10'11 (4.37m x 3.33m) |
| <b>KITCHEN:</b><br>Max measurements provided.   | 9'10 x 8'10 (3.00m x 2.69m)  |
| <b>REAR LOBBY:</b>  | 6'1 x 4'4 (1.85m x 1.32m)    |
| <b>DINING ROOM:</b>   | 11'1 x 10'9 (3.38m x 3.28m)  |
| <b>SUN ROOM:</b><br>Max measurements provided.  | 9'5 x 6'4 (2.87m x 1.93m)    |
| <b>MASTER BEDROOM:</b><br>Max measurements provided into bow-window.  | 11'10 x 11'1 (3.61m x 3.38m) |
| <b>BEDROOM TWO:</b>   | 11'1 x 9'1 (3.38m x 2.77m)   |
| <b>BEDROOM THREE:</b>   | 8'10 x 6'11 (2.69m x 2.11m)  |
| <b>BATHROOM:</b>  | 8'7 x 5'5 (2.62m x 1.65m)    |
| <b>ATTACHED EXTERNAL STORE:</b><br>Providing access to the gas fired boiler and hosting suitable external storage.  |                              |
| <b>DETACHED DOUBLE GARAGE:</b><br>Of concrete sectional construction. Accessed via a manual up/ over garage door. Wooden window and wooden personal door to the left side elevation. Giving access into the garden.     |                              |





#### 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.

#### EXTERNALLY:

This eye-catching detached home occupies a magnificent position, close to amenities, main roads and the Town Centre. The bungalow sits pretty on a wonderful 0.18 of an acre mature wrap-around plot. The front aspect provides a wrought-iron personal gated entrance, onto a paved pathway, leading to the entrance porch, with three external lights. The large front garden is partially laid to lawn and partially gravelled, enjoying a wide variety of mature planted borders and extensive paving. There are fenced side boundaries and a low-level walled front boundary. The left and right side aspect both provide wooden personal gates, opening into the equally substantial and HIGHLY PRIVATE rear garden. The left side aspect is paved, leading to a sizeable tarmac driveway accessed via wooden double gates, via Fairfield Avenue. Providing access into a DETACHED DOUBLE GARAGE. The beautiful rear garden is laid to lawn, with partial planted borders and a wrap-around pathway. Housing a complementary range of plants, bushes, shrubs and mature tree. A range of external lighting. Provision for a summerhouse and a lovely Indian sandstone paved patio, directly accessed via the uPVC double glazed door in the sun room. The garden enjoys a vast-degree of privacy, with fully fenced 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.

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: 930 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 'D'

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

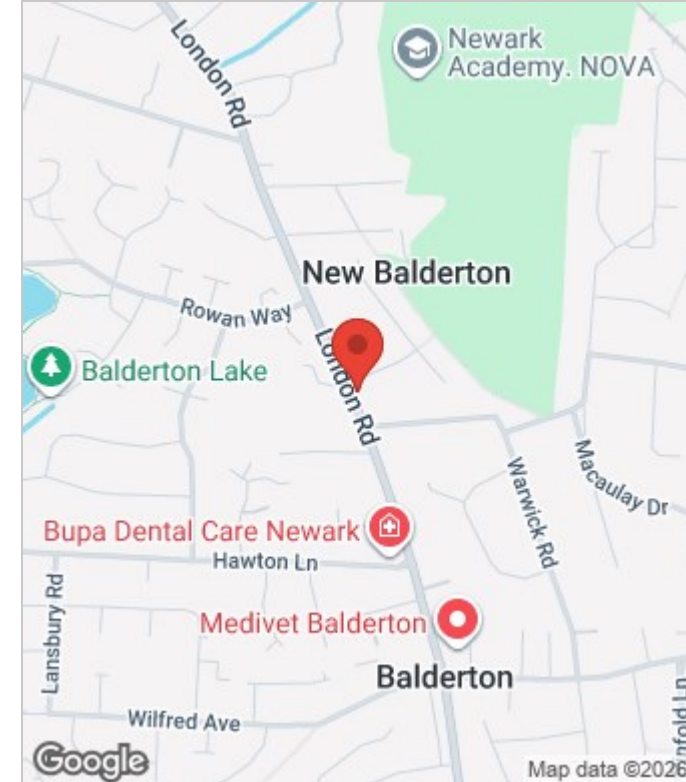
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.











### Energy Efficiency Rating

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