



Browning Road, Balderton, Newark

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OLIVER REILLY



# Browning Road, Balderton, Newark

Guide Price £260,000 - £270,000

- STUNNING DETACHED BUNGALOW
- HIGHLY DESIRABLE, QUIET & CONVENIENT LOCATION
- FABULOUS MODERN SHOWER ROOM
- SUBSTANTIAL 30FT TANDEM GARAGE & TWO OUTBUILDINGS
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- TWO EXCELLENT DOUBLE BEDROOMS
- SUPERB DINING KITCHEN WITH INTEGRATED APPLIANCES
- LARGE, LOVELY & LANDSCAPED GARDENS
- TASTEFULLY RENNOVATED WITH NEW BOILER, WINDOWS & ELECTRICS
- NO CHAIN! A MUST VIEW! Tenure: Freehold. New EPC 'C'



<b>ENTRANCE HALL:</b>	12'7 x 6'3 (3.84m x 1.91m)
<b>GENEROUS LOUNGE:</b> Max measurements provided.	12'1 x 11'9 (3.68m x 3.58m)
<b>SUPERB DINING KITCHEN:</b> Boasting a FULL RANGE OF BRAND NEW INTEGRATED APPLIANCES. Including an electric oven, with four ring induction hob over and extractor hood above. A slim-line dishwasher, washing machine and fridge freezer.	12'1 x 11'7 (3.68m x 3.53m)
<b>MASTER BEDROOM:</b>	12'1 x 11'8 (3.68m x 3.56m)
<b>BEDROOM TWO:</b>	12'3 x 9'2 (3.73m x 2.79m)
<b>STUNNING SHOWER ROOM:</b>	8'4 x 5'7 (2.54m x 1.70m)
<b>OUTBUILDING 1:</b> Of brick built construction, with a flat roof, attached to the bungalow. Accessed via a wooden personal door. Providing excellent external storage. Access to the gas meter and newly installed electrical RCD consumer unit.	5'1 x 2'8 (1.55m x 0.81m)
<b>OUTBUILDING 2:</b> Of brick built construction, with a flat roof, attached to the bungalow. Accessed via a wooden personal door. Access to the newly installed 'IDEAL' gas combination boiler.	5'4 x 3'10 (1.63m x 1.17m)
<b>LARGE TANDEM GARAGE:</b> Of brick built construction, with a flat felt roof. Accessed via a manual up/over garage door. Equipped with lighting, via three ceiling light fittings. uPVC double glazed window to the rear elevation. A uPVC double glazed left sided personal door opens out the sun terrace, in the rear garden. Promoting great scope to be adapted or utilised into additional living space. Subject to relevant approvals.	30'4 x 8'1 (9.25m x 2.46m)

Guide Price £260,000 - £270,000. Renovated inside and out, with no expense spared, this fantastic detached Bungalow is located in a popular residential location, in the heart of Balderton close to amenities and main roads.

If you're longing for a home, with an TOUCH OF CLASS then look no further! This impressive, attractive free-flowing layout, comprises of a welcoming entrance hall, sizeable lounge, FABULOUS DINING KITCHEN, enhanced by a breakfast bar and a FULL RANGE OF INTEGRATED APPLIANCES. There are two excellent sized bedrooms and a STUNNING SHOWER ROOM.

Externally, the bungalow offers 0.10 of an acre PRIVATE PLOT! Greeted with a paved and pillared driveway, leading into an ATTACHED 30FT TANDEM GARAGE with lighting, offering potential for conversion... Subject to relevant planning approvals.

LOVELY & LARGE LANDSCAPED REAR GARDEN enhanced with a secluded sun terrace and two attached outbuildings.

Further benefits of this Bungalow include uPVC double glazing, gas central heating, via a combination boiler and updated electrics/ consumer unit. ALL COMPLETED IN THE LAST 12 MONTHS. What more could you wish for?

Simply TOO GOOD TO MISS!.. Do not delay... book your viewing TODAY! Available with \*\*NO ONWARD CHAIN!!\*\*





#### **EXTERNALLY:**

This eye-catching detached bungalow enjoys a lovely residential position, in a highly renowned location. Close to the hustle and bustle of everyday life. The property STANDS PROUD on a wonderful 0.10 of an acre private plot. Greeted with dropped kerb vehicular access onto a brick pillared and paved driveway, leading down to an LARGE 30 FT ATTACHED TANDEM GARAGE. The attractive front garden is predominantly laid to lawn, with a paved pathway up to the front entrance door, with an external up/ down light. There are low-level fenced side boundaries and a low-level walled front boundary. The left side aspect has a paved pathway down to a secure wrought-iron personal gate, with external up/ down light and outside tap. Leading to the two attached outbuildings and to the GENEROUS REAR GARDEN. Predominantly laid to lawn, enhanced by complementary planted borders. Showcasing minimal maintenance and maximum enjoyment! There is a lovely and secluded sun terrace, along with a concrete pathway down to the bottom of the garden. Fully fenced side and rear boundaries.

#### **Approximate Size: 915 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached tandem garage and outbuildings. The approximate square footage without these included amount to 632 square ft.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a NEWLY INSTALLED combination boiler and uPVC double glazing throughout. All installed in the last 12 months. This excludes one concealed obscure wooden window in the kitchen. 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 'C'**

#### **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 an 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	