



Redlands, Longfellow Drive, Balderton, Newark

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 OLIVER REILLY



# Redlands, Longfellow Drive, Balderton, Newark

**Guide Price £230,000 - £240,000**

- SPACIOUS DETACHED BUNGALOW
- POPULAR LOCATION! CLOSE TO AMENITIES!
- GENEROUS DINING KITCHEN & UTILITY ROOM
- EXTENSIVE & PRIVATE REAR GARDEN
- Gas Central Heating & uPVC Double Glazing
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE & BLOCK PAVED DRIVEWAY
- GREAT SCOPE TO IMPROVE & EXTEND (STPP)
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £230,000 - £240,000. A HOME TO MAKE YOUR OWN!!!

This sizeable, adaptable and neutrally presented detached bungalow is a PERFECT BLANK CANVAS. Crying out for you to make your own mark, both inside and out!

This superbly spacious residence occupies a lovely residential position, in a highly renowned location. Close to amenities, transport links and main road corridors.

The well-proportioned internal layout comprises: Porch, an entrance hall, GENEROUS 18FT DINING KITCHEN, separate utility room, sitting/ dining room with sliding doors out to a secluded paved seating area and a large lounge. The inner hallway flows through to TWO BEDROOMS and a three-piece bathroom.

Externally, the bungalow commands an EXCELLENT PRIVATE PLOT. Greeted with a block paved driveway and a large frontage, which could be adapted into additional parking options, if required. This leads to an INTERGAL SINGLE GARAGE. Equipped with lighting and scope to be utilised into additional living accommodation.

The WELL-APPOINTED REAR GARDEN leaves much to the imagination and has sufficient space for a further extension, subject to planning approvals. The generous space is incredibly private. READY AND WAITING for some personality to be instilled.

Additional benefits of this POTENTIAL-FILLED HOME include uPVC double glazing and gas central heating, via a combination boiler.

See the SCOPE, SPACE & SERENE SETTING and grasp this opportunity with both hands! Marketed with NO ONWARD CHAIN!!!



<b>PORCH:</b>	5'1 x 1'10 (1.55m x 0.56m)
<b>ENTRANCE HALL:</b>	9'4 x 5'5 (2.84m x 1.65m)
<b>KITCHEN/DINER:</b>	18'3 x 10'1 (5.56m x 3.07m)
Max measurements provided.	
<b>UTILITY ROOM:</b>	4'9 x 4'7 (1.45m x 1.40m)
<b>LOUNGE:</b>	
<b>SITTING/ DINING ROOM:</b>	9'10 x 9'2 (3.00m x 2.79m)
<b>INNER HALL:</b>	5'10 x 4'2 (1.78m x 1.27m)
Max measurements provided.	
<b>MASTER BEDROOM:</b>	11'5 x 10'8 (3.48m x 3.25m)
<b>BEDROOM TWO:</b>	10'7 x 8'2 (3.23m x 2.49m)
<b>BATHROOM:</b>	6'1 x 5'10 (1.85m x 1.78m)
<b>INTEGRAL SINGLE GARAGE:</b>	17'1 x 8'5 (5.21m x 2.57m)

Accessed via wooden double doors. Equipped with lighting, via ceiling strip-light. Access to the electrical RCD consumer unity, gas/ electricity meters and 'ALPHA' gas combination boiler. The garage holds great scope to be adapted and utilised into further living accommodation. Subject to relevant approvals.

**EXTERNALLY:**

This spacious detached home is situated in a desirable residential location, close to amenities and popular transport links. The bungalow occupies a large private plot and is greeted with dropped kerb vehicular access onto a pillared BLOCK PAVED DRIVEWAY. Leading down to an INTERGAL SINGLE GARAGE. The front garden is predominantly gravelled with two block paved hard-standing areas, a mature tree and shrubs. Access to the entrance porch with external ceiling light and up to the front door. There is a low-level walled front boundary and a fenced right side boundary. The right side aspect has a paved pathway, with a wrought-iron personal gate, leading down to the WELL-APPOINTED PRIVATE REAR GARDEN. Predominantly laid to lawn, with a large paved seating area, directly accessed via the sliding doors in the sitting/dining room. There is an outside tap, external security light, fenced side and rear boundaries.





**Approximate Size: 900 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an 'ALPHA' combination boiler 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 'C'**

**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.

**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:**

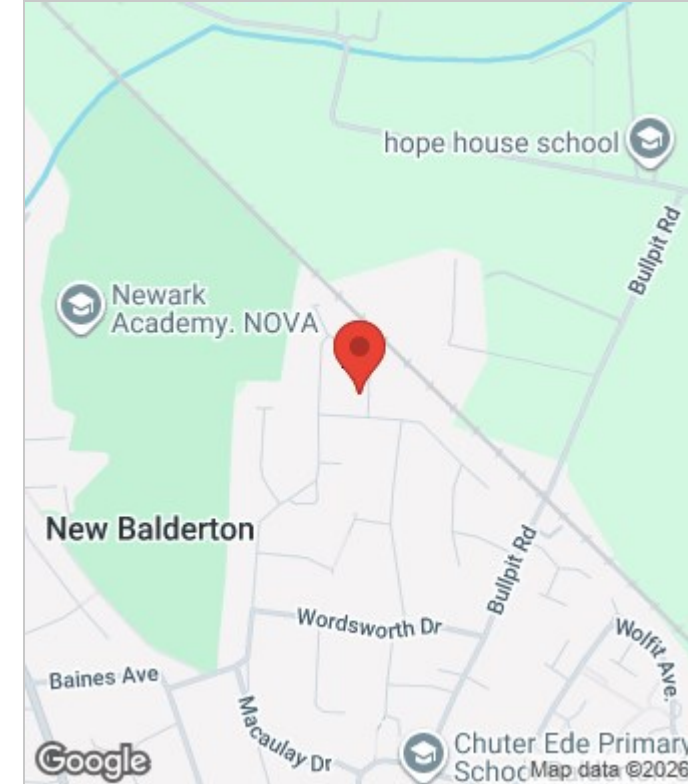
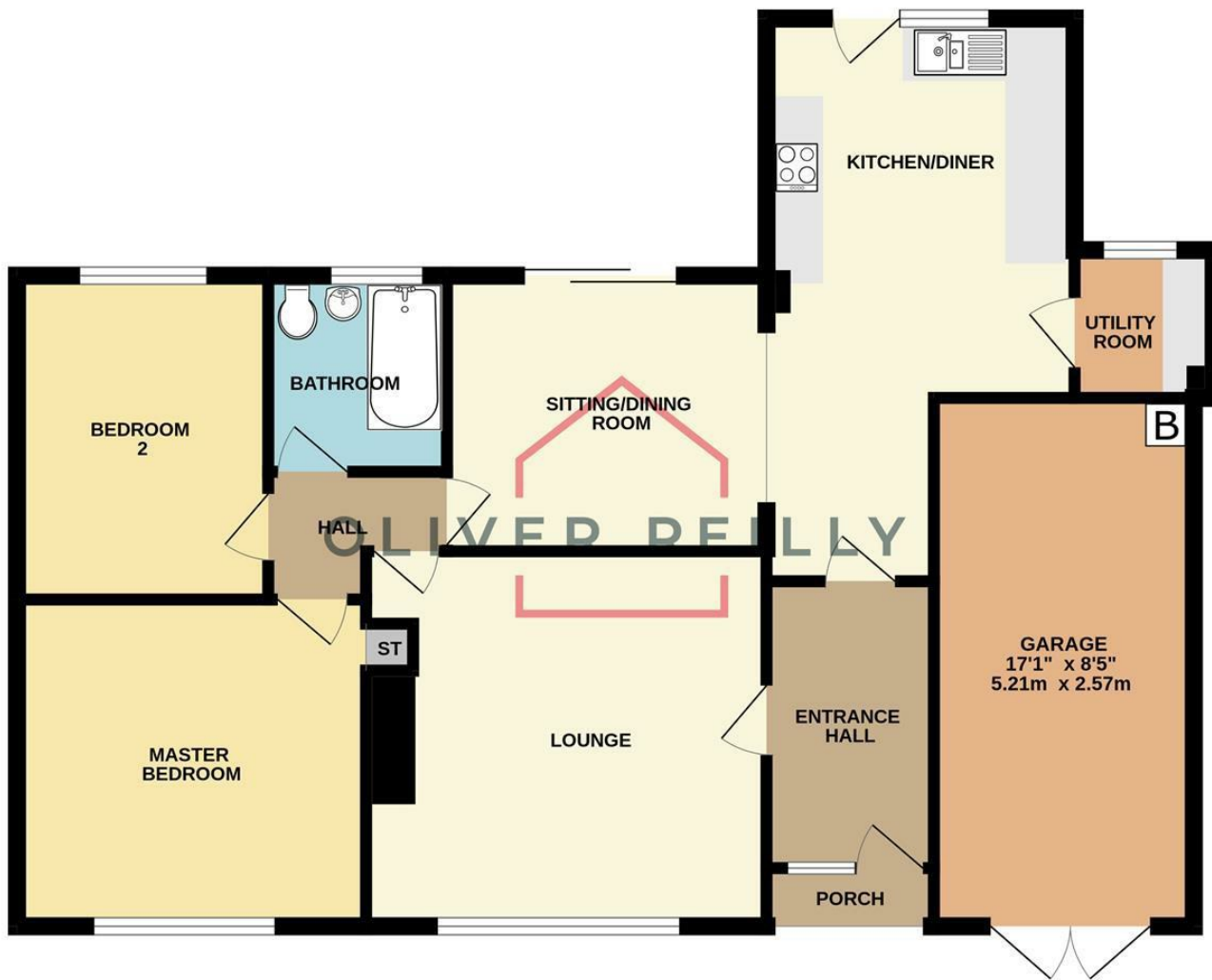
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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>		
(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>		

England & Wales

EU Directive  
2002/91/EC

