



Queen Street, Balderton



£425,000

- Substantial Detached Home
- Four Bedrooms
- Bathroom, Wet Room & G/F WC
- Four Generous Reception Rooms
- No Chain
- Dining Kitchen & Utility Room
- Large Garage/Workshop & Driveway
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: D



Pleasantly situated in the heart of Balderton lies this attractive, yet substantial detached home which provides versatile accommodation throughout suiting a variety of needs, and is marketed with NO CHAIN. The property falls within easy access of a host of local amenities, fantastic school catchment, Newark town centre and the A1. The accommodation comprises to the ground floor: inviting entrance hallway, WC/cloakroom, large lounge, conservatory, spacious sitting room, formal dining room, generous store room and a superb dining kitchen space which provides access to a utility room and has integrated appliances including an electric oven, four ring gas hob and dishwasher. The first floor benefits from four bedrooms, three piece bathroom suite and a further wet room. Externally, this home offers a huge degree of privacy with the garden falling to the front of the property and being predominantly wall enclosed. Gates open to a gravelled driveway which leads down to a large garage/workshop - a huge benefit of the garage is that there is a manual up and over door from the driveway and a further electric door which can be accessed from Marshall Court. The garden has been beautifully landscaped to include a fantastic paved seating area, and a variety of shrubs/trees to borders. This property has UPVC double glazing and gas central heating. Viewing is crucial to appreciate the space, privacy and flexibility this wonderful home has to offer.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

4.27m x 4.04m (14'0 x 13'3) maximum measurements

Cloakroom/WC

2.13m x 1.32m (7'0 x 4'4)

Lounge

6.68m x 3.76m (21'11 x 12'4) maximum measurements

Conservatory

2.87m x 2.64m (9'5 x 8'8)

Sitting Room

4.06m x 3.73m (13'4 x 12'3)

Formal Dining Room

5.87m x 2.97m (19'3 x 9'9)

Kitchen

3.12m x 2.31m (10'3 x 7'7)

Dining Area

4.42m x 3.20m (14'6 x 10'6)

Store Room

3.30m x 1.32m (10'10 x 4'4)

Utility Room

2.51m x 2.49m (8'3 x 8'2)

First Floor Landing

Bedroom One

3.89m x 3.18m (12'9 x 10'5)

Bedroom Two

4.11m x 3.61m (13'6 x 11'10) maximum measurements

Bedroom Three

3.12m x 3.07m (10'3 x 10'1)

Bedroom Four

2.29m x 1.85m (7'6 x 6'1)

Bathroom

2.29m x 2.06m (7'6 x 6'9)

Wet Room

2.24m x 1.40m (7'4 x 4'7)

Garage/Workshop

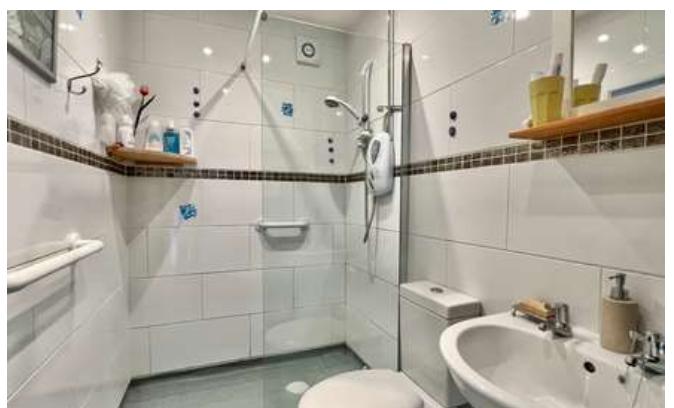
6.55m x 4.88m (21'6 x 16'0) maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Solar Panels

The property benefits from owned Solar Panels, further details reference the tariff are pending.





Balderton

Balderton is situated on the edge of Newark to the south east. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys & Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

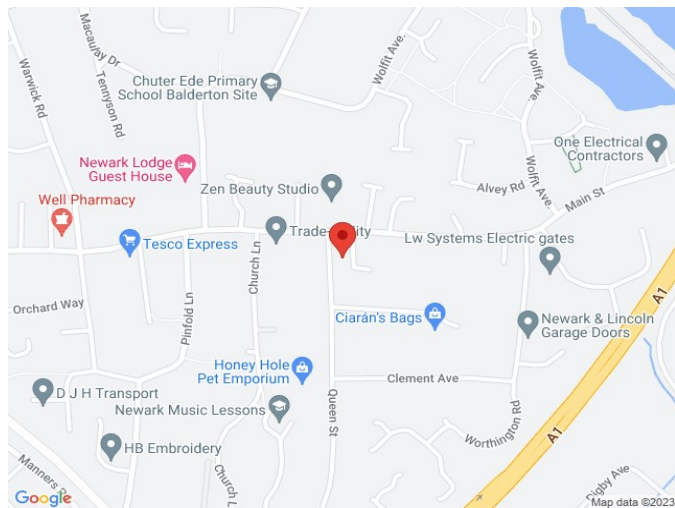
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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