



Manners Road, Balderton



Guide Price £300,000 to £325,000

- Extended Fosters Detached Home
- Four Double Bedrooms
- Ensuite, Shower Room & G/F WC
- Breakfast Kitchen & Utility
- Four Reception Rooms
- South Westerly Facing Rear Garden
- Ample Off Street Parking
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D



Enjoying a pleasant position with a wonderful tree lined front outlook, this EXTENDED detached fosters home offers spacious and versatile accommodation, perfect for a family. Benefiting from a SOUTH WESTERLY FACING rear garden, this home is approached with a driveway and covered car port providing ample off street parking, and the rear garden has been paved for low maintenance with the garden also having an extremely useful brick outbuilding (measuring 15'10 x 7'1). The property's internal accommodation comprising to the ground floor: entrance hallway, generous lounge with bow window and feature fireplace, separate dining room that opens through to the breakfast kitchen which has a four ring electric hob and electric fan assisted oven, conservatory, study/home office, utility room and WC. The first floor enjoys a modern shower room and four DOUBLE bedrooms, with the master bedroom also having a large ensuite bathroom. Other features of this home include gas central heating and majority UPVC double glazing (only the kitchen and conservatory windows are not UPVC). Viewing will be key to appreciate the space and potential this superb family home has to offer.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 3.86m x 1.80m (12'8 x 5'11)
maximum measurements

Lounge 5.64m x 3.38m (18'6 x 11'1)
maximum measurements

Dining Room 3.73m x 3.38m (12'3 x 11'1)

Breakfast Kitchen 4.80m x 2.62m (15'9 x 8'7)

Conservatory 4.83m x 2.64m (15'10 x 8'8)

Study 2.36m x 2.34m (7'9 x 7'8)

Utility Room 2.49m x 2.34m (8'2 x 7'8)

Ground Floor WC 1.35m x 0.89m (4'5 x 2'11)

First Floor Landing



Master Bedroom 4.32m x 3.48m (14'2 x 11'5)
maximum measurements

Ensuite 3.43m x 1.83m (11'3 x 6'0)

Bedroom Two 3.63m x 3.38m (11'11 x 11'1)

Bedroom Three 3.78m x 3.38m (12'5 x 11'1)

Bedroom Four 3.38m x 2.69m (11'1 x 8'10)

Shower Room 2.77m x 2.44m (9'1 x 8'0)
maximum measurements

Car Port 4.65m x 3.53m (15'3 x 11'7)

Services

Mains gas, electricity, water and drainage are connected.





Balderton

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

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.

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.

Referrals

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

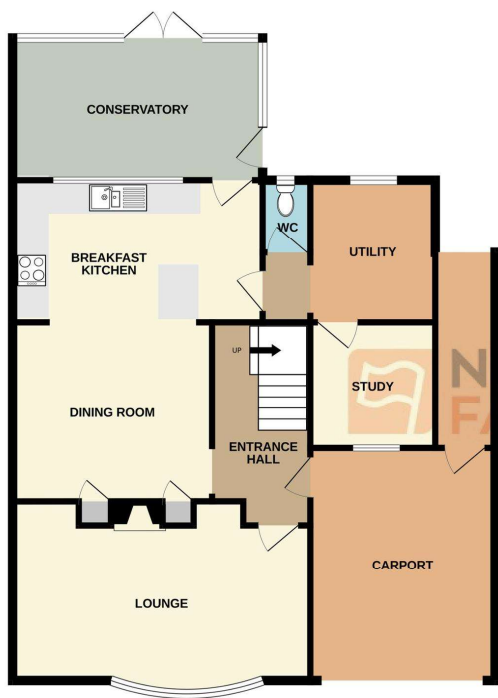
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

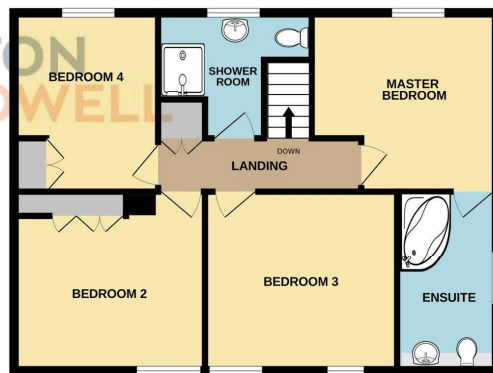
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.

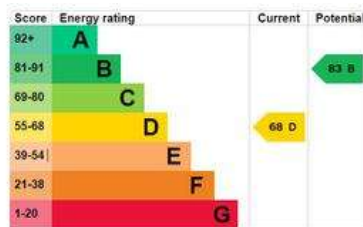


GROUND FLOOR



1ST FLOOR





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