



Broome Close, Balderton



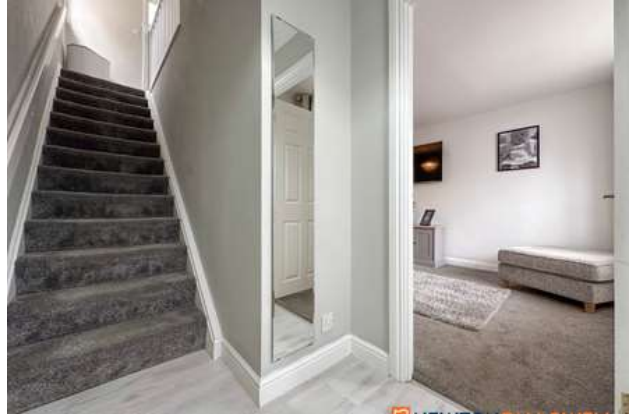
### Asking Price £210,000

- Semi Detached Home
- Three Bedrooms
- Modern First Floor Bathroom
- Spacious Dining Kitchen
- Lounge & Conservatory
- Driveway & Car Port
- Council tax Band: B
- Tenure: Freehold
- EPC Rating: tbc



Enjoying a pleasant position at the end of a quiet cul-de-sac lies this superb semi detached home that benefits from a WEST FACING rear garden as well as a generous driveway and carport.

The property's accommodation comprises to the ground floor: entrance hallway, spacious lounge with bay window, dining kitchen which has a useful storage cupboard as well as a four ring gas hob and electric oven, and door opening to a generous conservatory. The first floor has a quality family bathroom and three bedrooms, one of which having fitted wardrobes. Outside, this home is approached with a fantastic tarmac driveway providing off street parking for multiple vehicles, with gates opening to a carport. The rear garden has a large paved seating area and lawned area. Other features include gas central heating and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

Entrance Hall 1.55m x 1.47m (5'1" x 4'10")

Lounge 4.62m x 3.53m (15'2" x 11'7")  
maximum measurements

Dining Kitchen 4.52m x 2.92m (14'10" x 9'7")

Conservatory 3.58m x 2.87m (11'9" x 9'5")

First Floor Landing

Bedroom One 3.17m x 2.62m (10'5" x 8'7")

Bedroom Two 3.81m x 2.62m (12'6" x 8'7")

Bedroom Three 2.13m x 1.83m (7'0" x 6'0")

Bathroom 1.90m x 1.83m (6'3" x 6'0")

Carport 4.62m x 2.49m (15'2" x 8'2")

## 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 - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 are taken internally and cannot be assumed 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.





### 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

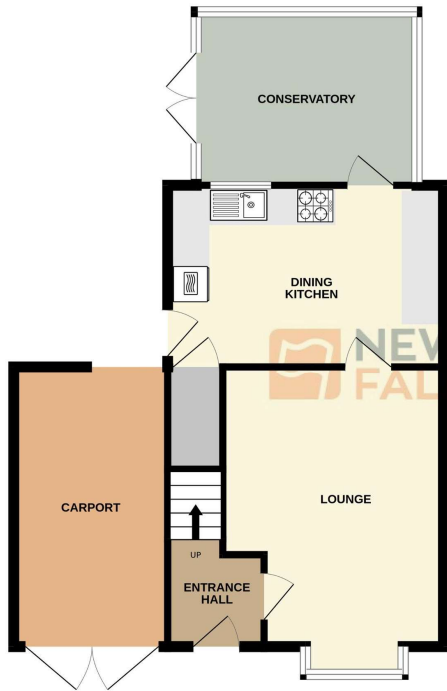
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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 £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

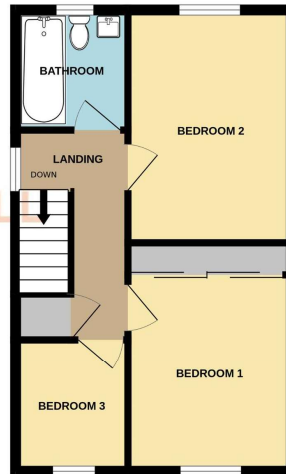
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

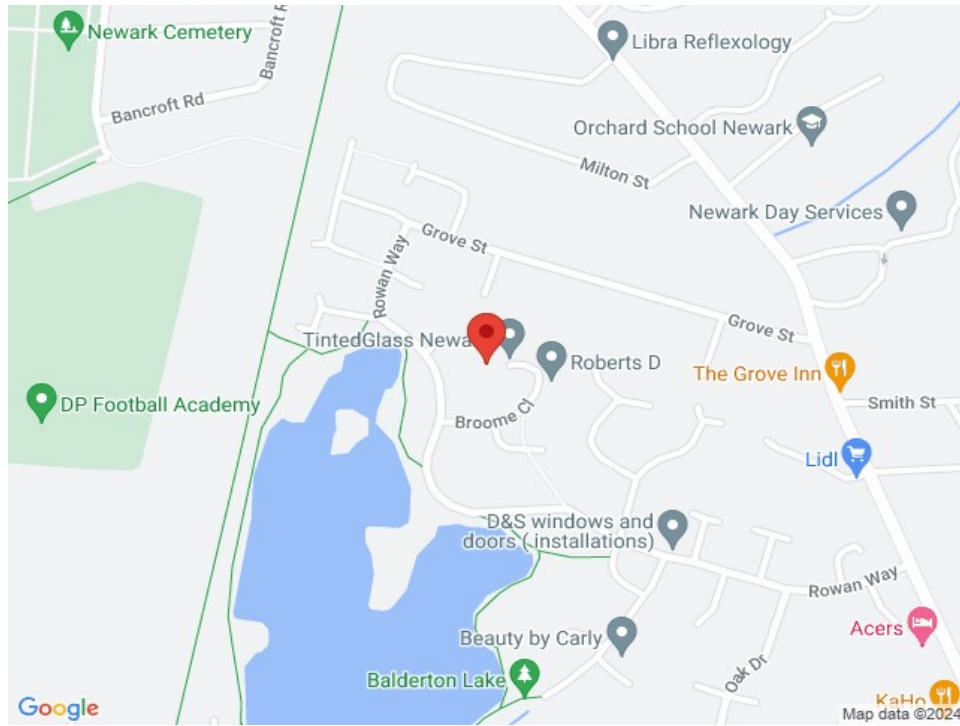
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR



1ST FLOOR





 **NEWTON FALLOWELL**

Newton Fallowell  
12-14 Middle Gate, Newark, NG24 1AG  
01636 706444  
newark@newtonfallowell.co.uk