



Bullpit Road, Balderton



**Guide Price £325,000 to £350,000**

- Individual Detached Home
- Three Double Bedrooms
- Large Bathroom & G/F Shower Room
- Kitchen & Utility Room
- Two Reception Rooms
- Garage & Two Driveways
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: D





Proudly positioned in the heart of Balderton, this delightful individual detached home represents a spacious home with a deceptively large plot and falls within walking distance of a host of local amenities.

The property's accommodation comprises to the ground floor: entrance hallway, dual aspect lounge with feature stove and French doors opening to the rear garden, separate dining room, kitchen with four ring gas hob, electric oven and integrated dishwasher, and a side hall giving access to a shower room and utility room. The first floor has three DOUBLE bedrooms and a superb four piece family bathroom suite.

Outside, this home enjoys two driveways providing ample off street parking, with one driveway leading to a good-sized garage. The garden has been wonderfully landscaped with two stepped areas rising up to a generous lawned area, with a further paved seating area found outside the lounge. The garden offers a fantastic degree of privacy. Other features of this home include gas central heating and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

Entrance Hallway 5.44m x 1.80m (17'10 x 5'11)  
maximum measurements

Lounge 5.44m x 3.58m (17'10 x 11'9)

Dining Room 3.66m x 3.66m (12'0 x 12'0)

Kitchen 3.66m x 3.17m (12'0 x 10'5)

Side Hall 4.39m x 1.80m (14'5 x 5'11)  
maximum measurements

Ground Floor Shower Room 1.98m x 1.93m (6'6 x 6'4)

Utility Room 3.00m x 1.47m (9'10 x 4'10)

First Floor Landing

Bedroom One 3.66m x 3.63m (12'0 x 11'11)

Bedroom Two 3.66m x 3.63m (12'0 x 11'11)



**Bedroom Three** 3.63m x 3.20m (11'11 x 10'6)

**Bathroom** 3.61m x 1.60m (11'10 x 5'3)

**Garage** 5.79m x 3.56m (19'0 x 11'8)

### 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 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.



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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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