



Howards Gardens, Balderton



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Asking Price £230,000



Key Features

- Detached Bungalow
- Three Bedrooms
- Lounge With French Doors
- Quality Dining Kitchen
- Modern Shower Room
- Landscaped Enclosed Rear Garden
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Delightfully tucked away in the corner of a quiet cul-de-sac, this modern detached bungalow is ideally positioned in the heart of Balderton, with a host of local amenities close to hand, whilst providing superb access to Newark town centre as well as the A1.

The property has been immaculately maintained and presents accommodation comprising: inviting L-shaped entrance hallway, spacious dual aspect lounge with French doors opening to the rear garden, modern dining kitchen with four ring gas hob and electric oven, quality shower room and three well-proportioned bedrooms, with the main bedroom having a large walk-in bay window.

Outside, the property enjoys a wonderful position in the corner of the cul-de-sac and is approached via a shared driveway with two neighbouring properties, with the driveway in turn leading to this property's private drive providing off street parking, that can accommodate numerous vehicles. The rear garden has been beautifully landscaped with a paved seating area as well as a range of beautiful plants and shrubs to borders. Other features of this home include gas central heating (boiler replaced in 2021), recently fitted front door, burglar alarm and UPVC double glazing throughout.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway 9'11" x 12'3" (3m x 3.7m)

Lounge 10'5" x 15'11" (3.2m x 4.9m)
maximum measurements

Dining Kitchen 9'7" x 13'3" (2.9m x 4m)

Bedroom One 11'9" x 11'10" (3.6m x 3.6m)
maximum measurements into bay window

Bedroom Two 8'4" x 12'6" (2.5m x 3.8m)

Bedroom Three 7'2" x 8'6" (2.2m x 2.6m)

Shower Room 6'6" x 8'4" (2m x 2.5m)
maximum measurements

Agent's Note - Shared Driveway

This home has right of access across a shared driveway that is shared with two neighbouring properties, with the drive leading to this property's private off street parking.

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.

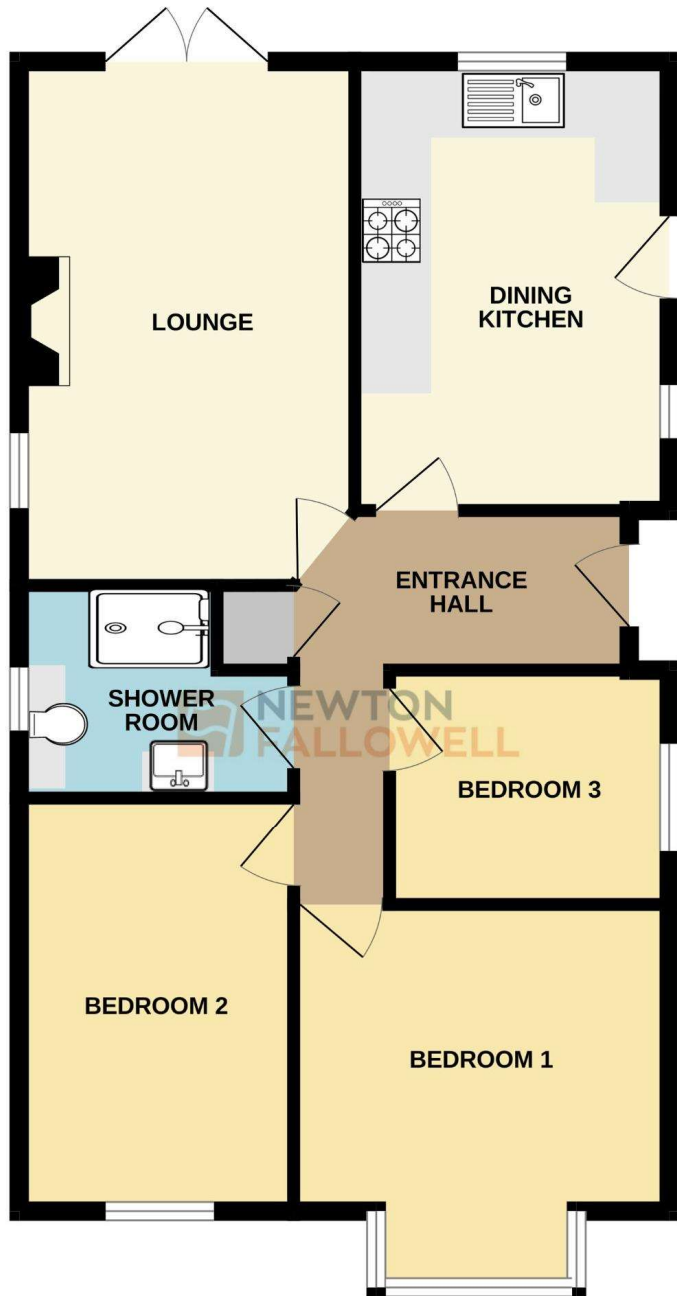
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

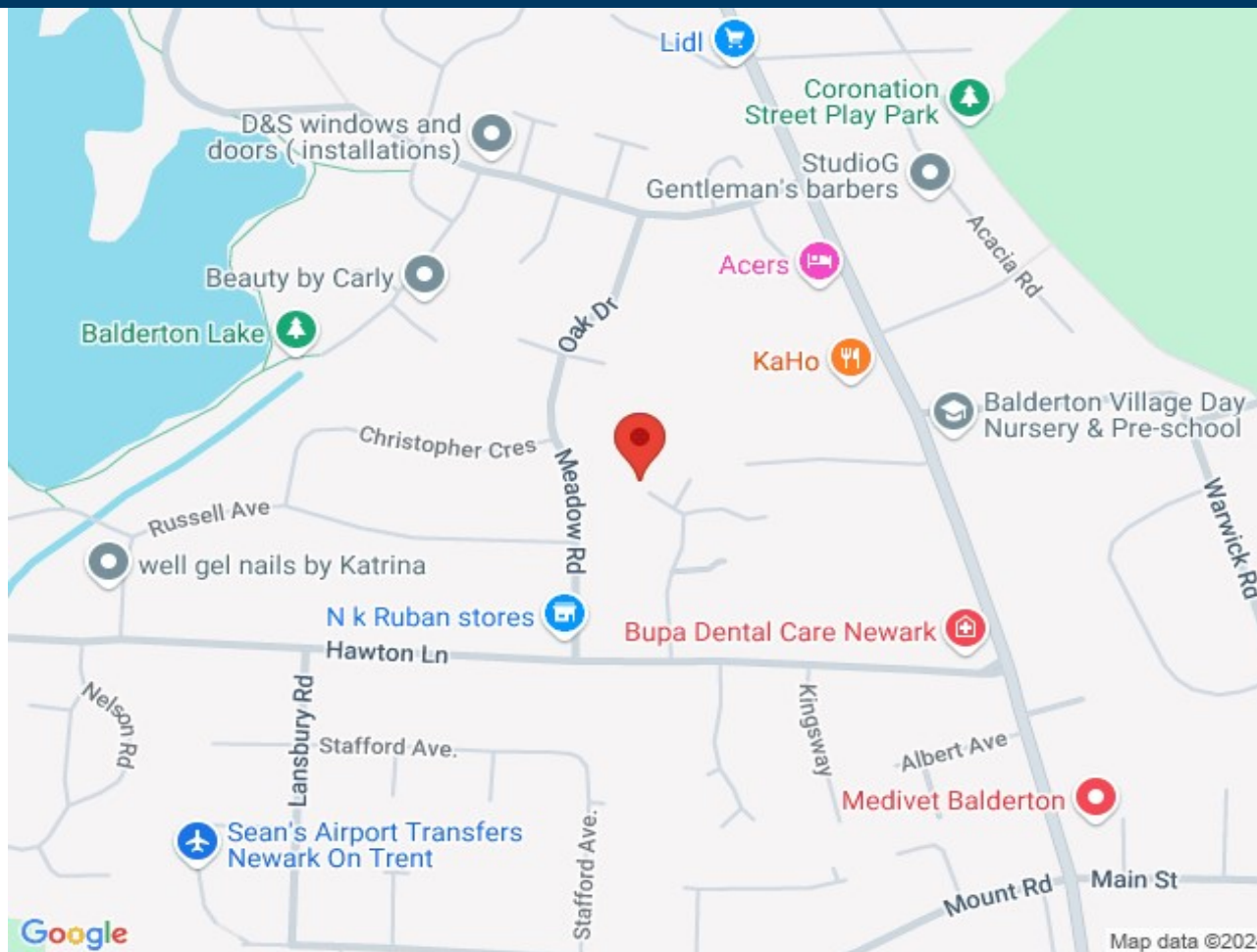
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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



GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

