



Shelley Close, Balderton

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Guide Price £240,000 to £245,000



Key Features

- Semi Detached Bungalow
- Two Double Bedrooms & Bathroom
- Modern Kitchen
- Dual Aspect Lounge & Garden Room
- Landscaped Low Maintenance Garden
- Driveway & Carport
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN. Pleasantly positioned at the end of a quiet cul-de-sac lies this delightful semi detached bungalow which is ideally located in the heart of Balderton, offering easy access to a host of local amenities as well as the A1 and Newark town centre.

The bungalow's accommodation comprises: entrance hallway, spacious dual aspect lounge, modern kitchen with integrated fridge/freezer, four ring electric hob and electric oven, useful garden room, large four piece bathroom suite and two double bedrooms, both of which having fitted wardrobes.

Externally, the property enjoys a tucked away position with this home having a block paved driveway leading through to a car port, with further space to the side of the bungalow. The rear garden has been superbly landscaped for low maintenance with the property predominantly benefiting from artificial turf, with steps up to a further garden area, with a summer house available with separate negotiation. Other features of this property include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway 7'2" x 12'1" (2.2m x 3.7m)
maximum measurements

Lounge 10'8" x 14'2" (3.3m x 4.3m)
maximum measurements

Kitchen 8'9" x 12'8" (2.7m x 3.9m)

Garden Room 7'7" x 8'6" (2.3m x 2.6m)

Bedroom One 9'0" x 11'10" (2.7m x 3.6m)
maximum measurements

Bedroom Two 10'4" x 11'7" (3.1m x 3.5m)
maximum measurements

Bathroom 6'10" x 8'7" (2.1m x 2.6m)

Agent's Note - Access

This property has right of access across a small concrete parcel of land to the front of the property, where this home then enjoys a private frontage.

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.

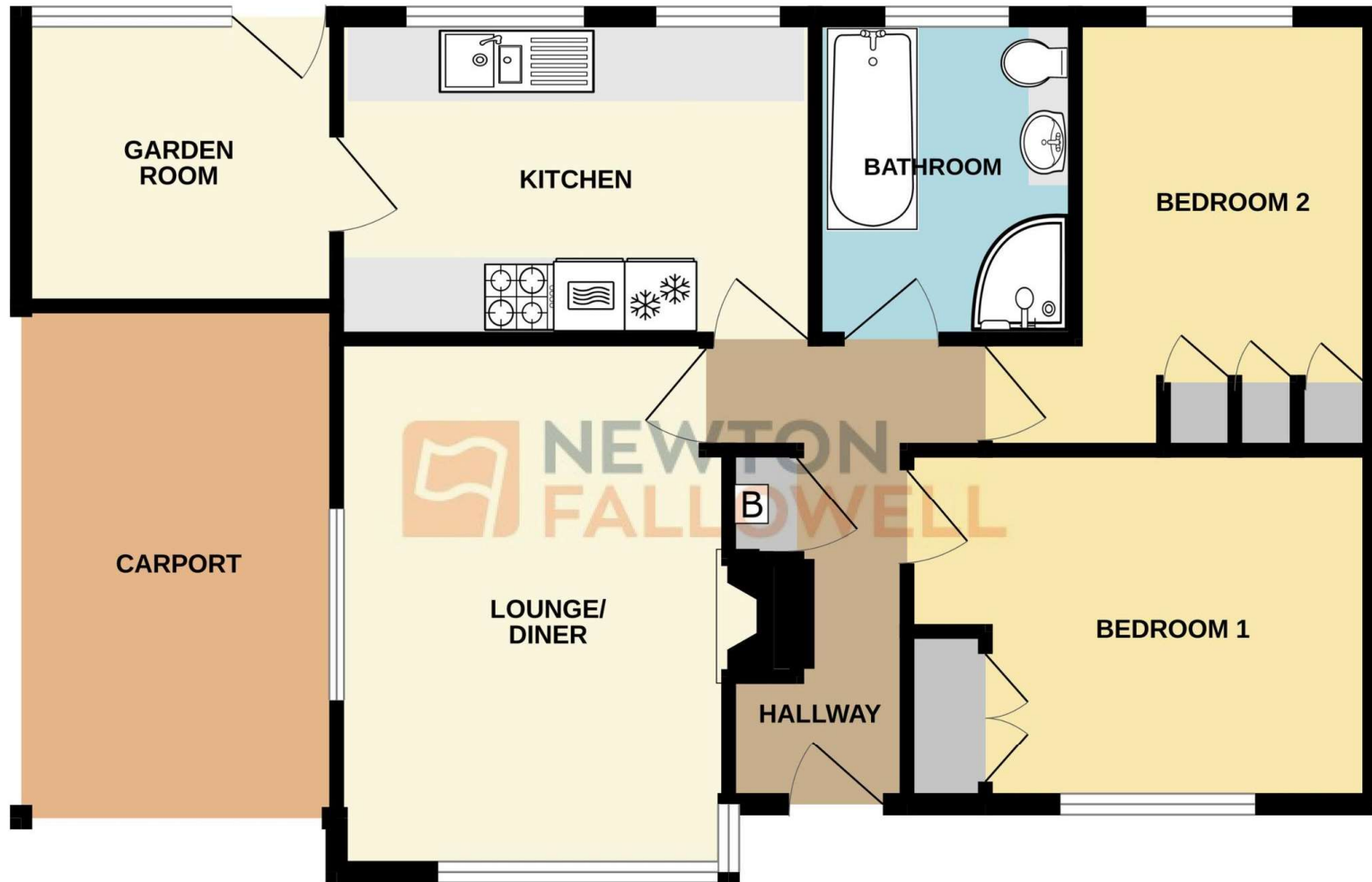
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

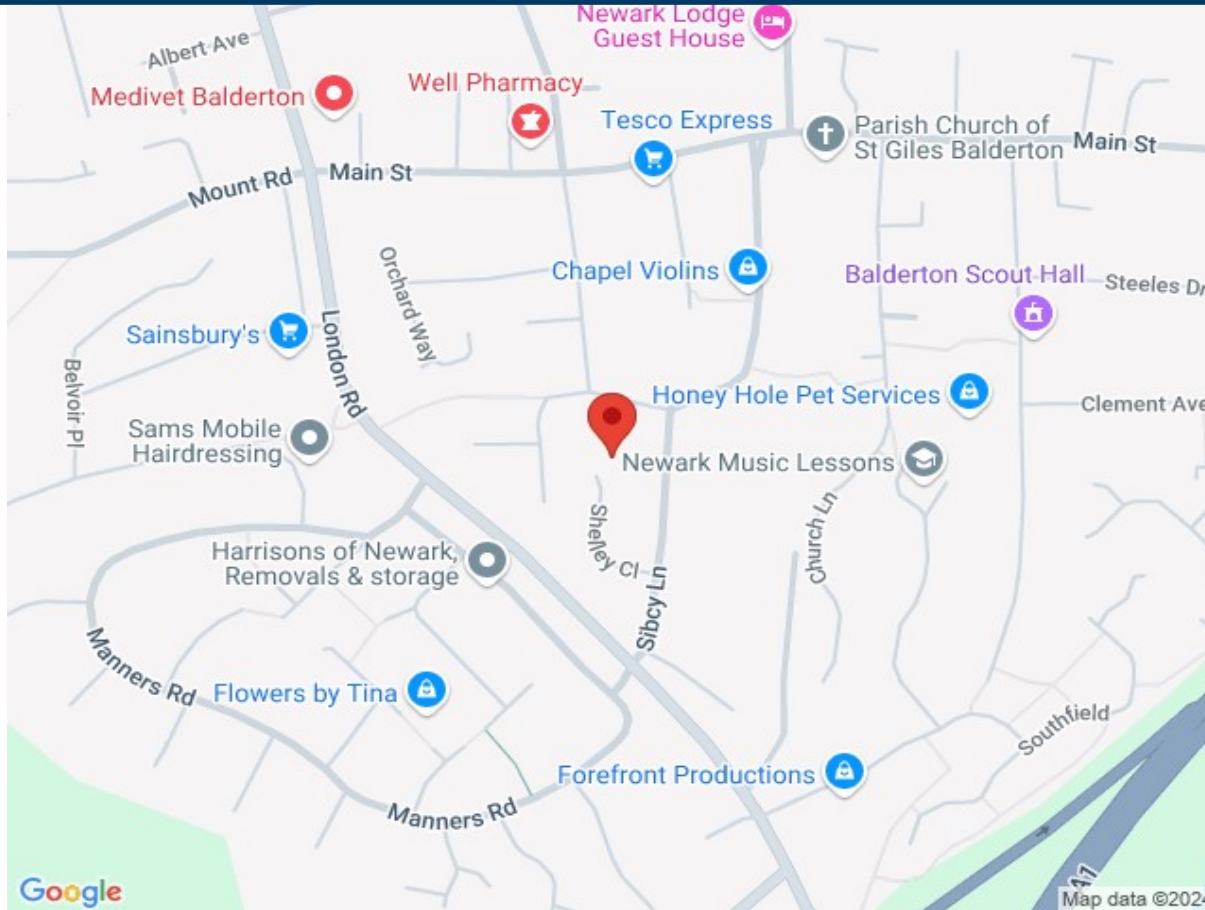
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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		97 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

