



Glovers Lane, Balderton



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Guide Price £425,000 to £435,000



### Key Features

- Substantial Detached Bungalow
- Four Bedrooms
- Two Ensuites & Luxury Bathroom
- Dual Aspect Living/Dining Kitchen
- Lounge & Sitting Room/Bar
- South Facing Garden
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





Enjoying a convenient position on a no-through road in the heart of Balderton, this individual detached bungalow boasts spacious and immaculate accommodation that has been tastefully improved throughout by the current owners, with the added benefit of a SOUTH FACING garden. The bungalow falls within comfortable walking distance of local amenities as well as providing superb access to the A1 and Newark town centre.

The bungalow's accommodation comprises: inviting entrance hallway, and beautiful open plan living/dining kitchen space that is dual aspect with French doors opening to the rear, and gives access to a utility room, lounge and sitting room. The stylish kitchen benefits from a central breakfast island and a range of appliances to include an integrated fridge/freezer, separate integrated freezer, electric oven, microwave and a five ring induction hob. The lounge is spacious, yet cosy and has bi-folding doors to the garden and a set of doors through to the sitting room/bar. Back from the hallway, there are doors to the luxurious family bathroom with a feature roll tap bath, and the four bedrooms, one of which is currently utilised as a dressing room, and two other bedrooms having superb ensuite shower rooms.

Outside, the property is approached with wooden gates and a curved brick built boundary wall, which opens to a tarmac and gravelled driveway allowing ample off street parking with further access to a single garage. The garden has been pleasantly landscaped, predominantly laid to lawn with a paved area in the centre and a delightful open

garden room/entertaining area. There is also a low maintenance gravelled area to the rear of the property. Other features of this bungalow include gas central heating (boiler replaced March 2022) and UPVC double glazing (9x windows and 2x doors changed in 2019).

## ACCOMMODATION - Rooms & Measurements

Entrance Hall 8'0" x 13'0" (2.4m x 4m)

Open Plan Living/Dining Kitchen 15'4" x 29'3" (4.7m x 8.9m)  
majority measurements

Utility Room 3'11" x 5'11" (1.2m x 1.8m)

Lounge 12'7" x 20'4" (3.8m x 6.2m)  
maximum measurements

Sitting Room/Bar 8'4" x 12'7" (2.5m x 3.8m)

Bedroom One 12'7" x 13'3" (3.8m x 4m)  
majority measurements

Ensuite Shower Room 3'8" x 8'9" (1.1m x 2.7m)

Bedroom Two 13'4" x 14'2" (4.1m x 4.3m)  
maximum measurements

Ensuite Shower Room 3'7" x 9'0" (1.1m x 2.7m)

Bedroom Three 10'0" x 13'5" (3m x 4.1m)





Dressing Room/Bed 4 6'5" x 9'0" (2m x 2.7m)

Family Bathroom 5'11" x 8'11" (1.8m x 2.7m)

Open Garden Room/Entertaining Area 8'6" x 8'11" (2.6m x 2.7m)

Garage

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.

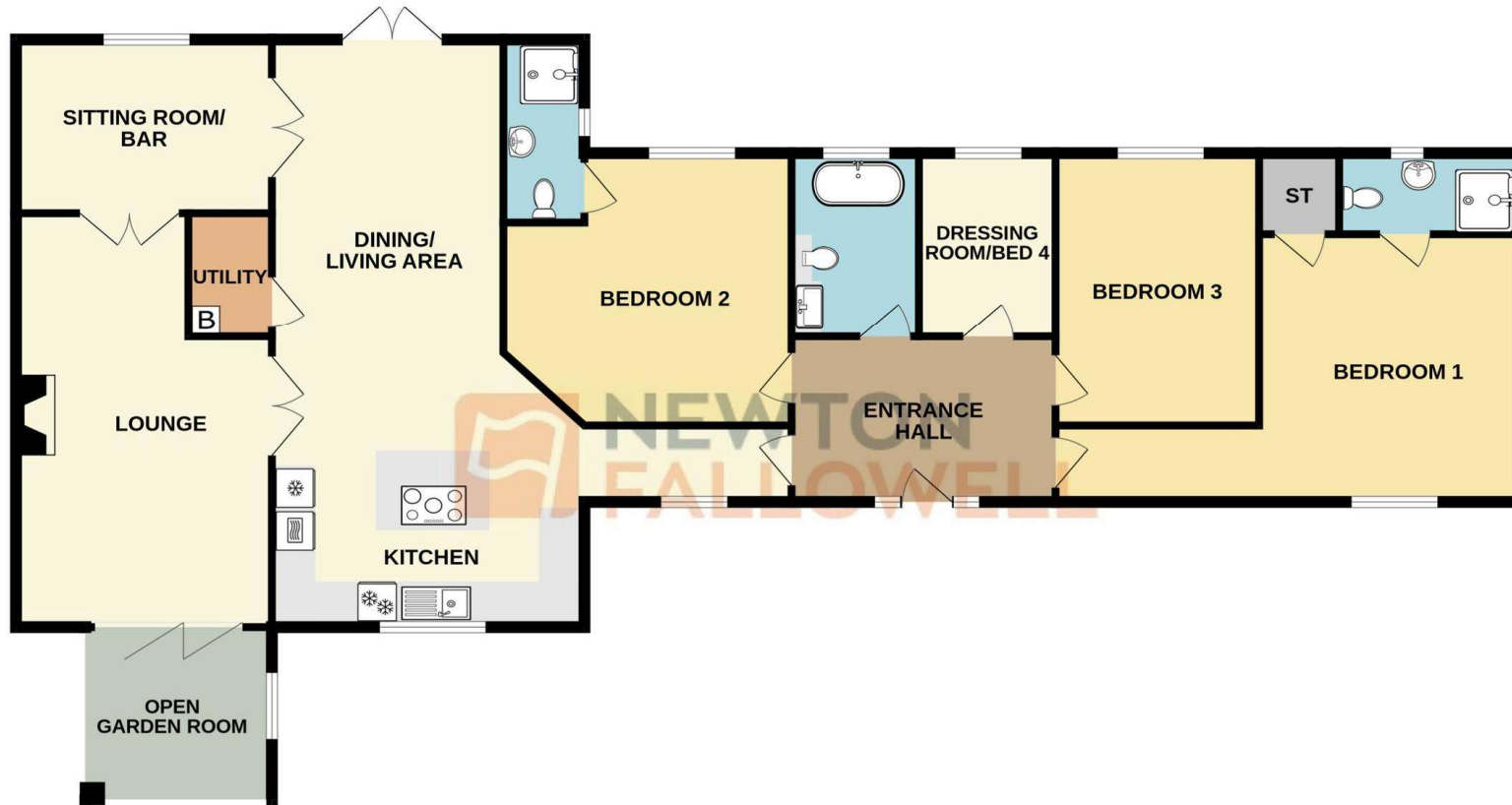
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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



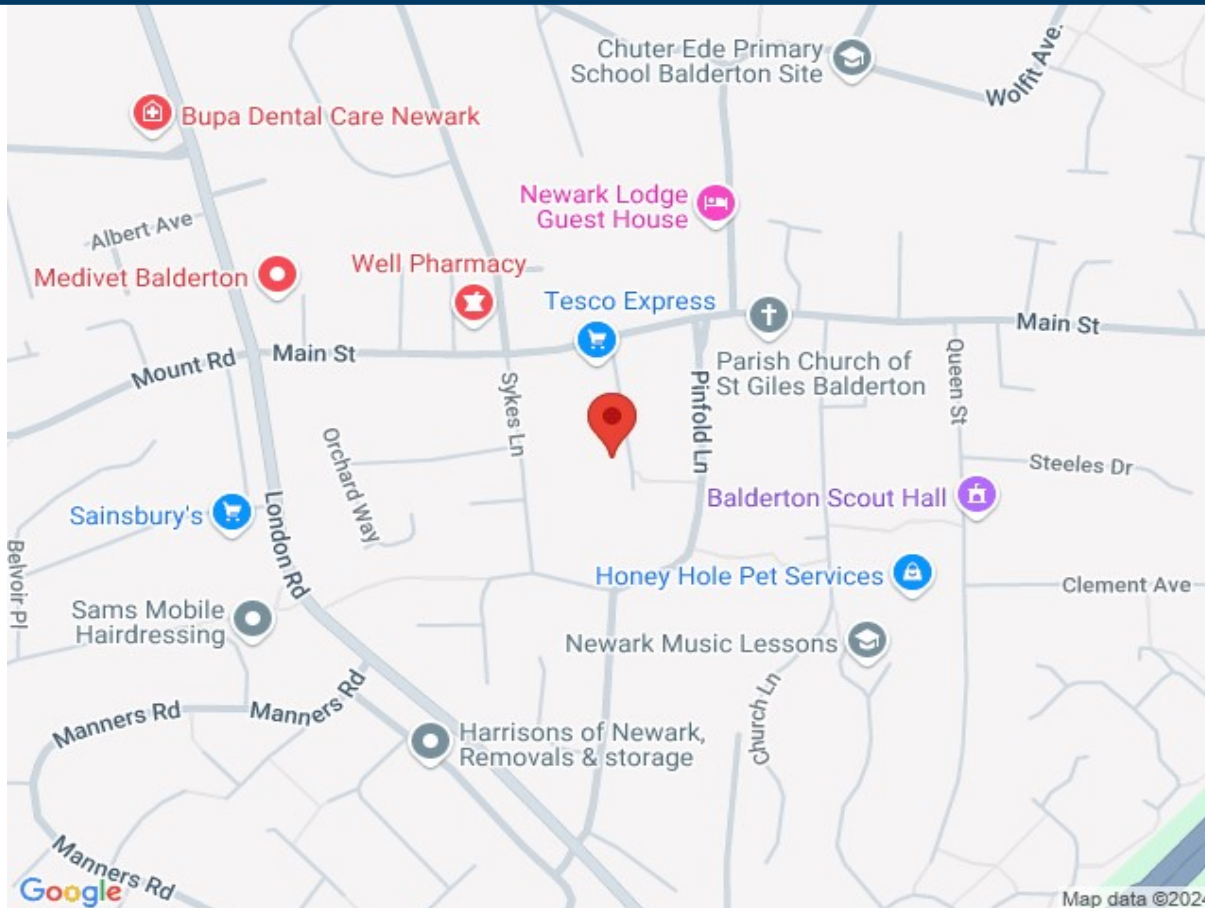


# GROUND FLOOR



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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

