



Linden Avenue, Balderton



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Guide Price £325,000 to £335,000



Key Features

- Immaculate Detached Family Home
- Four/Five Bedrooms
- Spacious Lounge
- Modern Dining Kitchen & Utility
- Luxurious F/F Bathroom & G/F Shower Room
- Single Garage & Driveway
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Enjoying a pleasant corner plot position within a quiet cul-de-sac location just a stone's throw from Balderton lake, this delightful EXTENDED detached home has been tastefully renovated by the current owners, making this property a ready made home to move straight into.

The property's accommodation comprises to the ground floor: entrance porch, inviting hallway, spacious lounge with modern built in electric fire, magnificent dining kitchen that has French doors to the rear garden, central island with breakfast bar, granite work surfaces and a range of appliances to include an electric oven, combination microwave/oven, ceramic hob with a downdraft extractor, and an integrated dishwasher. An opening then leads to a utility room, again with granite work surfaces and gives access to a quality shower room. The first floor boasts a luxurious contemporary bathroom suite with a feature free standing bath and large walk in shower, there are five bedrooms, one of which is currently utilised as a dressing room.

Outside, this home is approached with a generous gravelled driveway which provides off street parking for multiple vehicles and gives access to the integral garage with a lawned area to the side. The rear garden has been beautifully landscaped to include a lawned area, two paved seating areas, raised beds, and a low maintenance picket fenced area with artificial turf, perfect for young children. Other features include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 12'7" x 6'2" (3.8m x 1.9m)

Lounge 14'9" x 11'6" (4.5m x 3.5m)
maximum measurements

Dining Kitchen 17'11" x 10'6" (5.5m x 3.2m)

Utility Room 8'6" x 7'11" (2.6m x 2.4m)

Ground Floor Shower Room 7'6" x 6'7" (2.3m x 2m)

First Floor Landing

Bedroom One 12'2" x 11'9" (3.7m x 3.6m)
maximum measurements

Bedroom Two 11'9" x 11'1" (3.6m x 3.4m)
maximum measurements

Bedroom Three 14'0" x 8'0" (4.3m x 2.4m)
maximum measurements

Bedroom Four 9'2" x 8'1" (2.8m x 2.5m)
maximum measurements

Bedroom Five/Dressing Room 8'8" x 5'5" (2.6m x 1.7m)
includes wardrobes

Bathroom 13'1" x 7'11" (4m x 2.4m)
maximum measurements

Garage 17'6" x 8'7" (5.3m x 2.6m)





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.

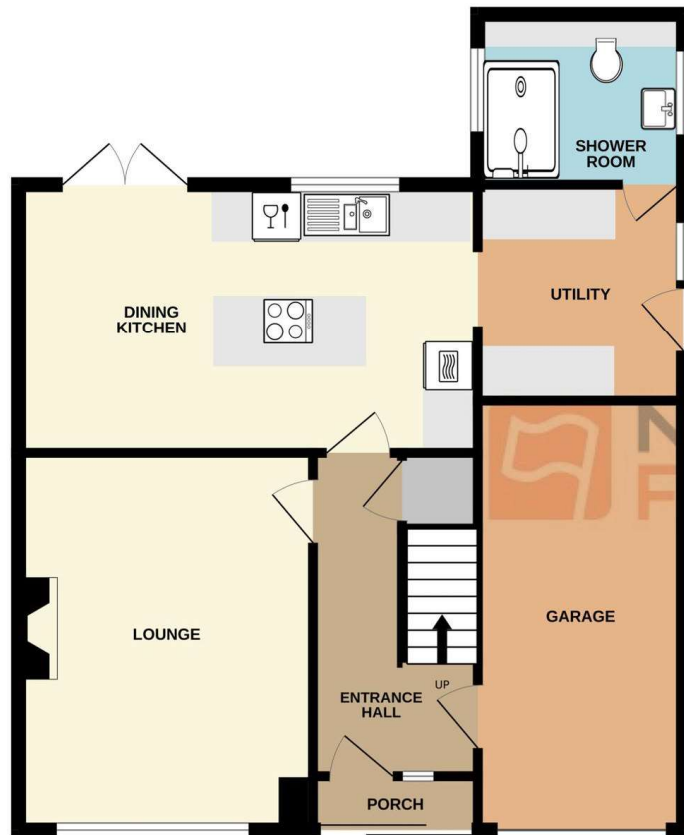
Referrals

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.





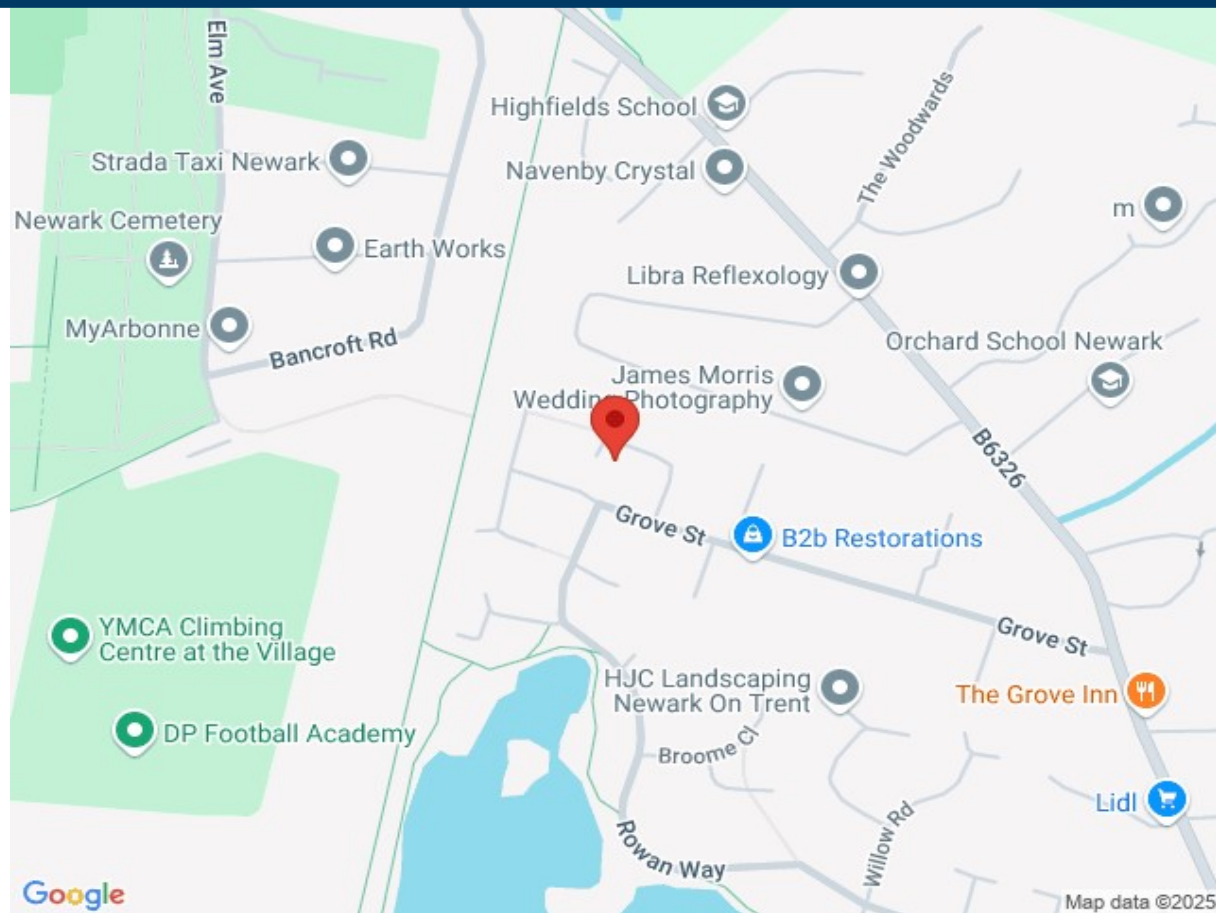
GROUND FLOOR



1ST 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 | | |
| 69-80 | C | 71 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

