



Marlowe Drive, Balderton



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£250,000



## Key Features

- Detached Bungalow
- Corner Plot Position
- Two Double Bedrooms
- Dining Kitchen & Lounge
- Shower Room
- Low Maintenance Gardens
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Enjoying a fantastic corner plot position in the heart of Balderton, this detached bungalow falls within a popular residential area with easy access to a host of local amenities, and benefits from low maintenance wrap around gardens and a large garage.

The bungalow's accommodation comprises: entrance hallway, dual aspect spacious lounge, dual aspect dining kitchen with free standing cooker, rear lobby, two double bedrooms and a shower room.

The property is approached with a generous driveway which provides off street parking for multiple vehicles and gives access to a large garage. The rest of the gardens are either paved, gravelled or tarmac for ease of maintenance. Other features of this bungalow include gas central heating and UPVC double glazing.



## ACCOMMODATION - Rooms & Measurements

**Entrance Hall** 11'2" x 6'10" (3.4m x 2.1m)  
maximum measurements

**Lounge** 14'11" x 12'2" (4.5m x 3.7m)  
maximum measurements

**Dining Kitchen** 13'2" x 11'2" (4m x 3.4m)  
maximum measurements

**Rear Lobby** 5'8" x 5'5" (1.7m x 1.7m)

**Bedroom One** 11'10" x 11'2" (3.6m x 3.4m)  
maximum measurements

**Bedroom Two** 11'4" x 9'6" (3.5m x 2.9m)  
maximum measurements

**Shower Room** 8'3" x 5'11" (2.5m x 1.8m)  
maximum measurements

**Garage** 21'8" x 11'2" (6.6m x 3.4m)





## 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

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

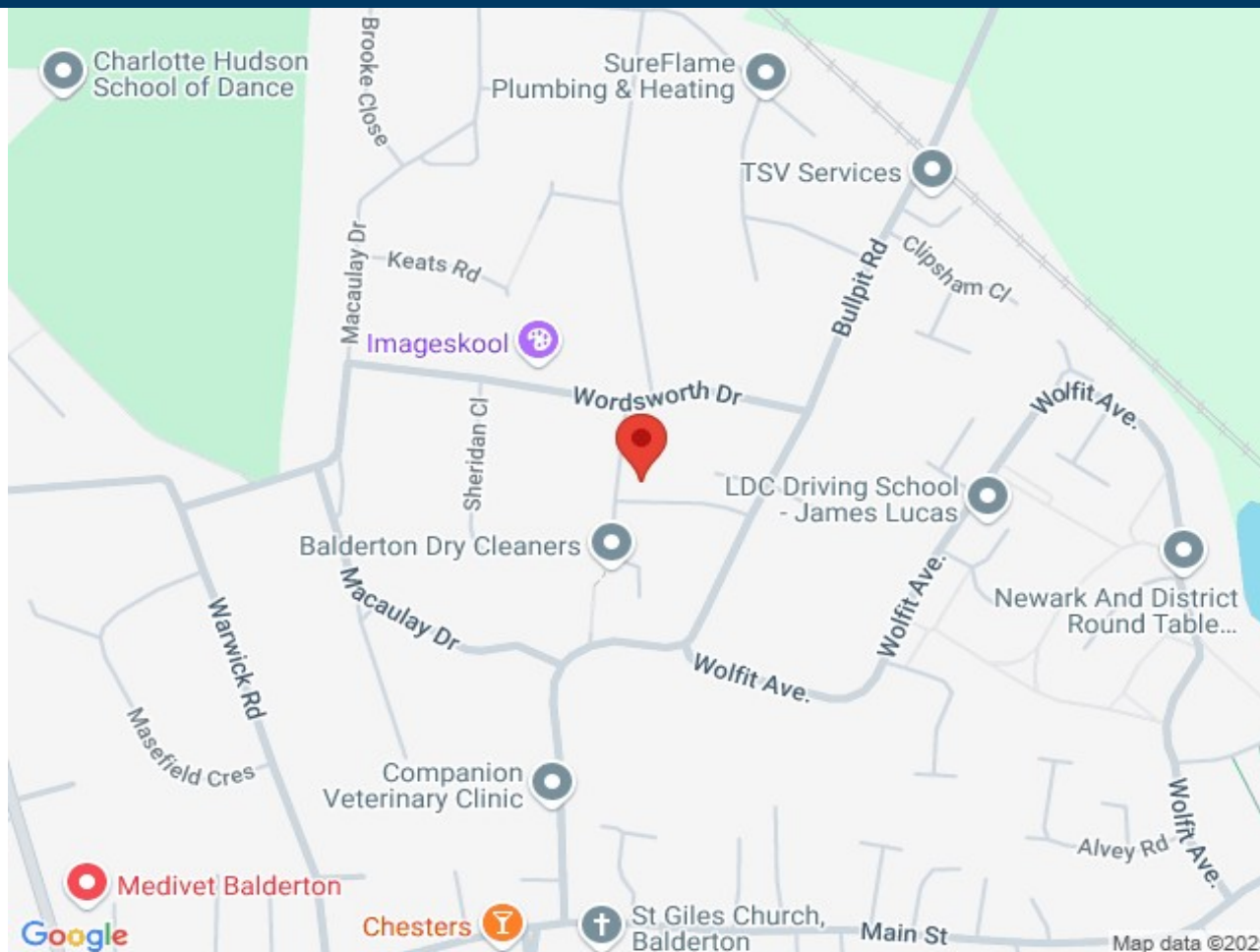
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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+	<b>A</b>		
81-91	<b>B</b>		85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	66 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

