



Jasmine Court, Balderton



3



1



1



Guide Price £260,000 to £270,000



## Key Features

- Modern Detached Bungalow
- Three Bedrooms
- Large Dual Aspect Lounge/Diner
- Kitchen & Shower Room
- Enclosed Garden
- Solar Panels & Battery Storage
- Off Street Parking
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold



Enjoying a pleasant position within an established residential area on a private road of only three bungalows, this detached bungalow benefits hugely from 12 OWNED SOLAR PANELS and TESLA BATTERY STORAGE, making this a wonderfully efficient modern home with spacious and well-presented accommodation, and represents a home ready to move straight into.

The bungalow's accommodation comprises: welcoming L-shaped entrance hallway, large dual aspect lounge/diner with French doors to the main garden, kitchen with integrated dishwasher and range cooker, quality shower room with utility area and three well-proportioned bedrooms with the main bedroom being dual aspect and having a hand wash basin.

Outside, the property is approached with a resin driveway to the side and front providing off street parking for at least two vehicles. The main garden is found to the other side of the building and offers a fantastic degree of privacy with a variety of established plants/shrubs to borders. There is also a paved entertaining area, lawned area and gates opening to a low maintenance rear garden space that is paved with further gated access opening back through to the parking area. Other features include gas central heating, UPVC double glazing and the solar panels with battery storage.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

### 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.



### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 15'5" x 9'7" (4.7m x 2.9m)  
maximum measurements

Lounge/Diner 18'11" x 17'1" (5.8m x 5.2m)

Kitchen 10'7" x 9'2" (3.2m x 2.8m)

Bedroom One 17'6" x 10'9" (5.3m x 3.3m)

Bedroom Two 15'5" x 7'6" (4.7m x 2.3m)

Bedroom Three 10'7" x 7'8" (3.2m x 2.3m)

Shower Room 8'5" x 5'5" (2.6m x 1.7m)

### Agent's Note - Solar Panels

The property has 12 owned solar panels and benefits from Tesla battery storage.

### Agent's Note

The property is situated on a private road.

### Services

Mains gas, electricity, water and drainage are connected.

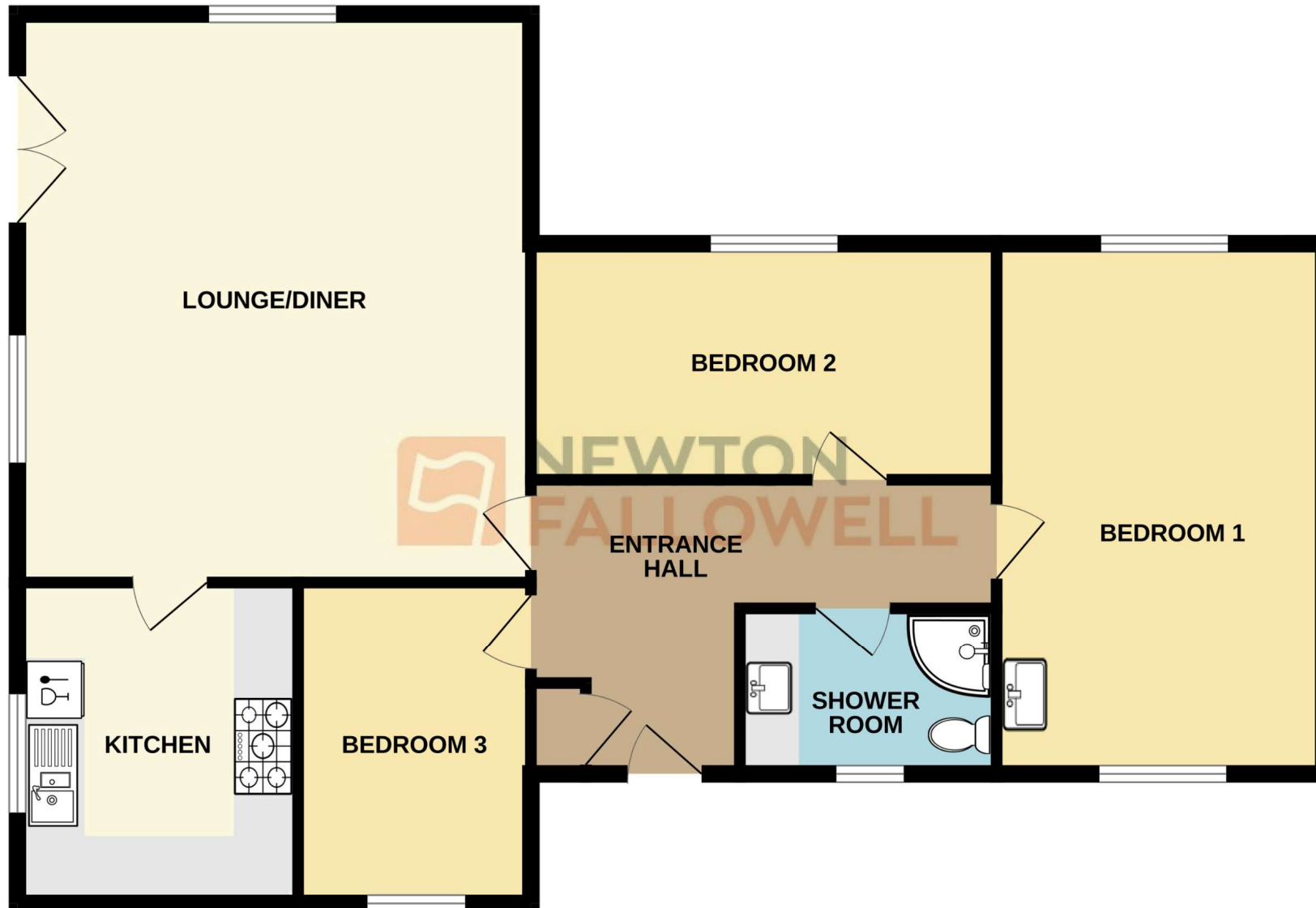
### Agent's Note - Sales Particulars

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.

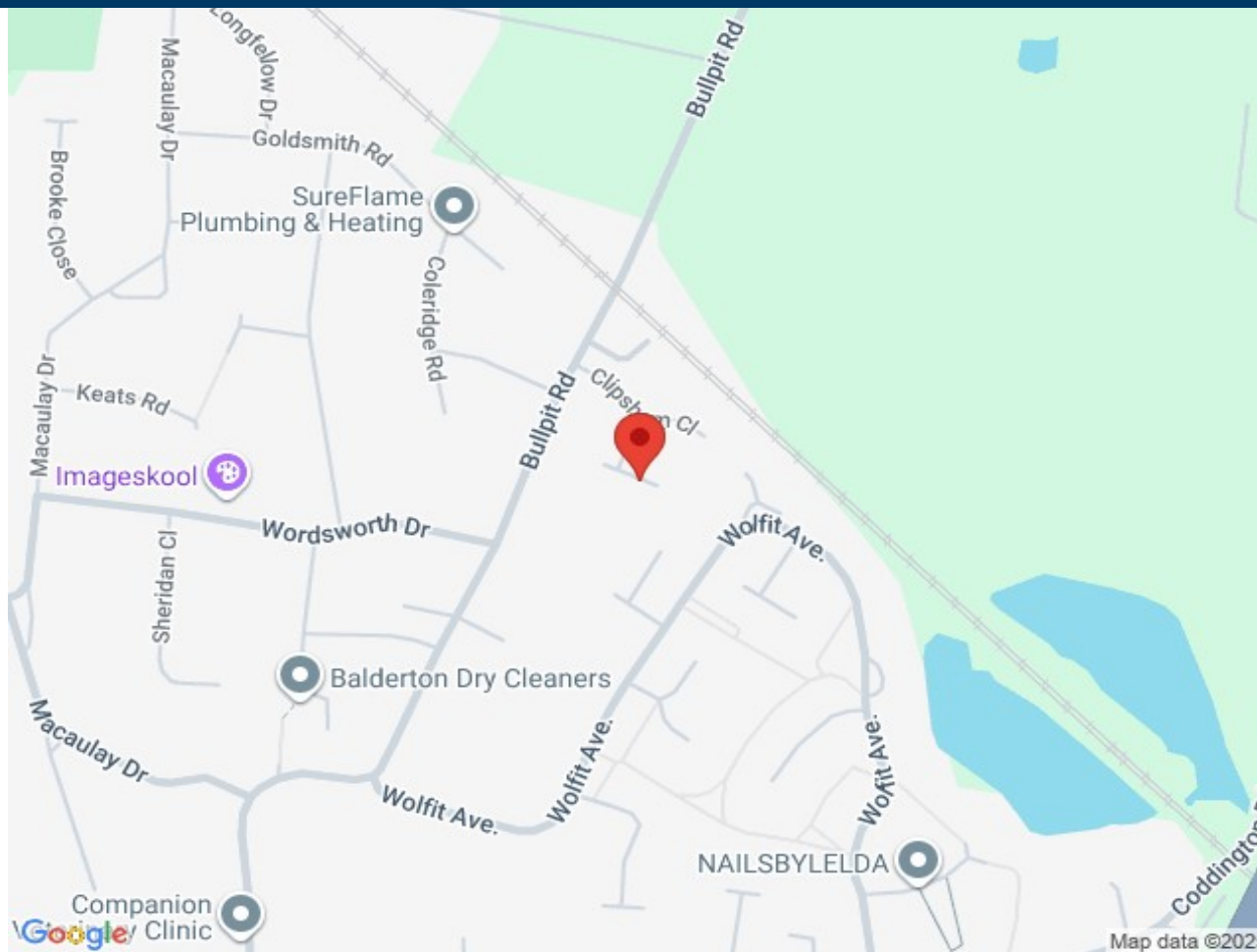
### Referrals

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 choose 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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		