

## London Road, Balderton NG24 3BW



**GUIDE PRICE: £270,000 to £280,000.** A substantial and extended traditional four bedroom semi detached property situated in a popular location. In addition to the four bedrooms, there is an excellent sized lounge, conservatory, breakfast kitchen, ground floor wet room and first floor shower room. There is ample off road parking and an enclosed garden to the rear. The property is double glazed, has gas central heating, and the additional benefit of solar panels. Available for purchase with NO CHAIN.

**Guide Price £270,000 to £280,000**













## Situation and Amenities

Local amenities in Balderton include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark on Trent is abundant with historic features and boasts amenities including the Palace Theatre, bowling alley and cinema. There are good shopping facilities in the town with lively independent retail together with major retail chains and supermarkets including Waitrose and Marks & Spencer. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors into the lounge and the breakfast kitchen. The hallway has a feature stained glass window to the side elevation, a ceiling light point and a radiator.

### Lounge 22' 11" x 10' 7" (6.98m x 3.22m) (excluding bay window)

This very large reception room has a feature bay window to the front elevation. The room was probably two individual rooms when the property was built and has now been opened up to provide an extraordinarily large lounge. There is a wall mounted contemporary living flame gas fire, together with wooden flooring, two ceiling light points and two radiators. From the lounge a glazed door leads through into the conservatory.

### Conservatory 9' 5" x 8' 5" (2.87m x 2.56m)

The conservatory is of dwarf brick wall construction with a upvc frame, and has windows and glazed French doors to the rear providing both views and access to the garden. The conservatory has a wooden floor and is centrally heated making it ideal for all year round use.

### Breakfast Kitchen 15' 2" x 13' 7" (4.62m x 4.14m) (at widest points)

This room is sub-divided into two elements, the dining area (15'2" x 6'7") has glazed patio doors leading out to the garden. The dining area has a ceramic tiled floor, a ceiling light point and a radiator. Also from here is access to the understairs storage cupboard. An opening leads through to the kitchen area (11'10" x 6'0") which has a window to the rear elevation and is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an oven, ceramic hob with extractor hood above, fridge, freezer and dishwasher. In addition there is space and plumbing for a washing machine. The kitchen area has the same ceramic tiled floor flowing through from the dining area, together with a Velux skylight window, a ceiling light point and an extractor fan. The Combi central heating boiler is located in the kitchen. From here a glazed door leads through to a second hallway.

## Second Hallway

This hallway has an opaque glazed door to the front elevation providing additional access to the property. There is a ceramic tiled floor, a ceiling light point and a radiator. A sliding door leads into the ground floor wet room.

## Ground Floor Wet Room

This room has an opaque window to the front and is fitted with an electric shower, wash hand basin and WC. In addition there is a ceiling light point, an extractor fan and a radiator.

## First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has doors into all four bedrooms and the shower room. There is a ceiling light point on the landing.

### Bedroom One 12' 4" x 10' 7" (3.76m x 3.22m) (excluding bay window)

A charming double bedroom with a bay window to the front elevation, a ceiling light point and a radiator.

### Bedroom Two 10' 7" x 10' 7" (3.22m x 3.22m)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Three 13' 8" x 6' 1" (4.16m x 1.85m)

This bedroom is formed within the extended part of the home and has dual aspect windows to the front and rear elevations, a ceiling light point and a radiator.

### Bedroom Four 8' 2" x 6' 8" (2.49m x 2.03m)

A good sized fourth bedroom having a window to the front elevation, a ceiling light point and a radiator. This room also has a useful storage cupboard which is sited above the staircase.

### Shower Room 6' 7" x 6' 4" (2.01m x 1.93m)

The shower room has an opaque window to the rear elevation and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has a ceiling light point, a heated towel rail and an extractor fan.

## Outside

To the front of the property is an expansive block paved driveway which provides off road parking, adjacent to which is a small hard landscaped area (Agent's note: there is no external access from front to rear).

## Rear Garden

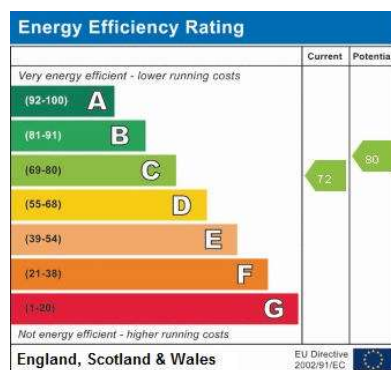
The rear garden is fully enclosed and tiered in design. There is a sizeable patio area adjacent to the rear of the house which provides an ideal outdoor seating and entertaining space. The remainder of the garden is laid to lawn. The timber garden shed is included within the sale.

## Council Tax

The property is currently in Band C.

## Solar Panels

We have been informed by the vendor that the solar panels are owned outright.



## VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

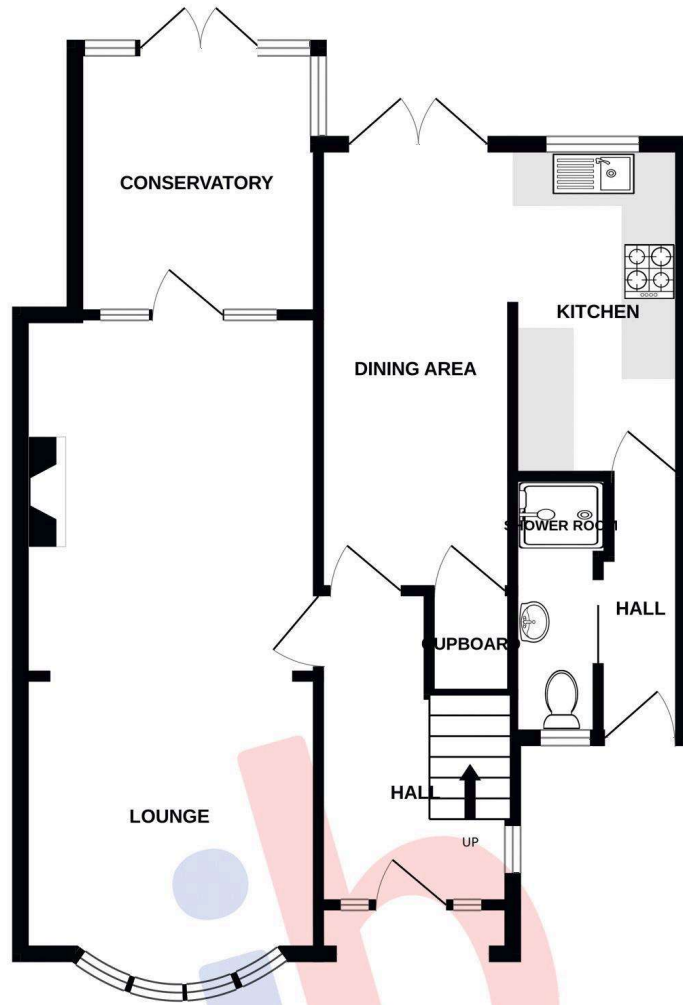
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

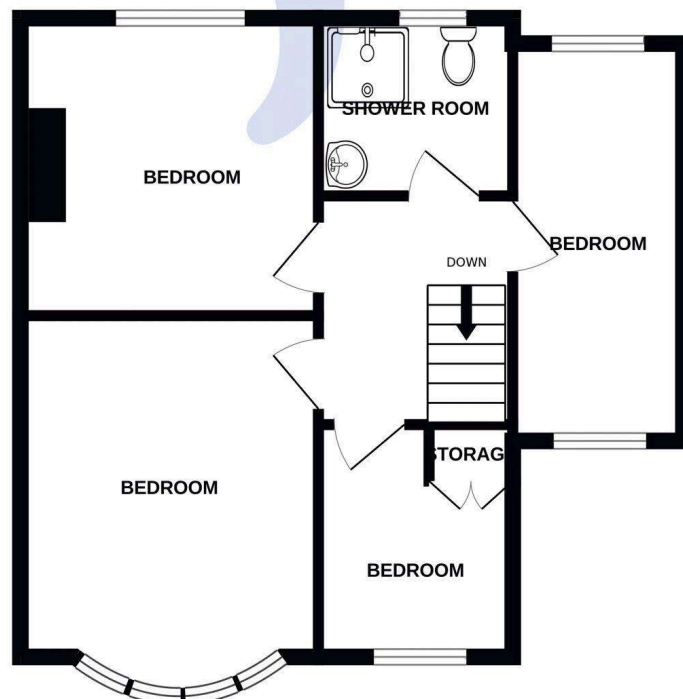
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans



GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.





TOTAL FLOOR AREA : 1137 sq.ft. (105.7 sq.m.) approx.

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.

Made with Metropix ©2023