

Manners Road, Balderton NG24 3JB



AVAILABLE FOR PURCHASE WITH NO CHAIN. A 'Fosters' built extended three bedroom detached family home situated in this popular residential location. In addition to the three good sized bedrooms, there is a well proportioned lounge, an excellent sized kitchen, 19'1" x 9'0" dining room/family room extension to the rear, and a first floor bathroom. The property has a superb sized enclosed garden to the rear, off road parking and a garage. The property is predominantly double glazed and has gas central heating.

£250,000







Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities 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 has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway 11' 2" x 6' 1" (3.40m x 1.85m)

This excellent sized hallway has the staircase rising to the first floor, and glazed doors providing access to the lounge and kitchen. An opaque window looks through into the kitchen. The hallway has a ceiling light point and a radiator.

Lounge 15' 3" x 11' 7" (4.64m x 3.53m)

This superb sized and well proportioned reception room has a bow shaped window to the front elevation and a large picture window looking into the extended part of the property, the dining room/family room. The focal point of the lounge is the feature fireplace with electric fire inset. The room has a ceiling light point and two radiators.

Kitchen 12' 1" x 11' 2" (3.68m x 3.40m)

The kitchen has an archway that leads through to the dining room/family room, and a half glazed door into the external passageway. The kitchen is fitted with a good range of wooden base and wall units, with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, space for a free standing electric cooker, and an integrated fridge. The kitchen has two further built-in storage cupboards and recessed ceiling spotlights.

Dining Room/Family Room 19' 1" x 9' 0" (5.81m x 2.74m)

This superb extension has dual aspect windows to the rear and side elevations enjoying views of the garden and patio. The room has two ceiling light points and two radiators.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation and a ceiling light point. The landing has doors into all three bedrooms and the bathroom. The airing cupboard and access to the loft space are also located on the landing.

Bedroom One 12' 0" x 11' 7" (3.65m x 3.53m)

A very good sized double bedroom with a large picture window to the rear elevation, a ceiling light point and a radiator.

Bedroom Two 11' 3" x 9' 1" (3.43m x 2.77m)

A further good sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator. The bedroom also has a fitted wardrobe with overhead storage.

Bedroom Three 11' 7" x 6' 9" (3.53m x 2.06m)

Having a large picture window to the front elevation, a ceiling light point and a radiator.

Bathroom 9' 4" x 7' 10" (2.84m x 2.39m) (at widest points)

The 'L' shaped bathroom is fitted with a white suite comprising bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with part ceramic wall tiling together with mermaid board. There is also a ceiling light point and a radiator installed.

External Passageway

This leads to the ground floor WC and a storage cupboard. From here a door leads into the garden, and a personnel door into the garage.

Outside

The property stands on a delightful plot and to the front is a garden area, adjacent to which is the driveway providing off road parking and leading to the garage. A footpath leads to the front door. Gated access to the side leads to the rear garden.

Garage 15' 6" x 9' 4" (4.72m x 2.84m)

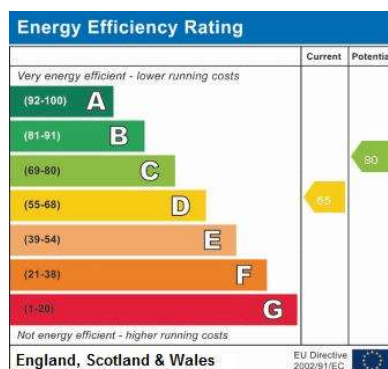
The garage has an up and over door to the front elevation and is equipped with power and lighting. The central heating boiler is located here. Also within the garage is space and plumbing for a washing machine.

Rear Garden

The south east facing rear garden is fully enclosed and contains an extra strip of land which runs behind the neighbouring properties, this is ideal for a number of purposes including vegetable garden etc. There is also a patio area adjacent to the rear of the property.

Council Tax

The property is in Band C.



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.

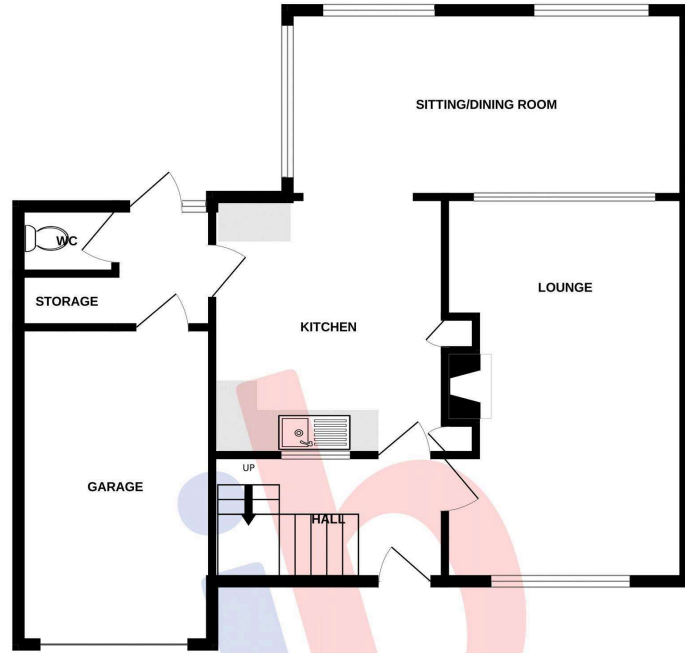
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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 are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006905 16 July 2024



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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 ©2024