

Manners Road, Balderton NG24 3HU

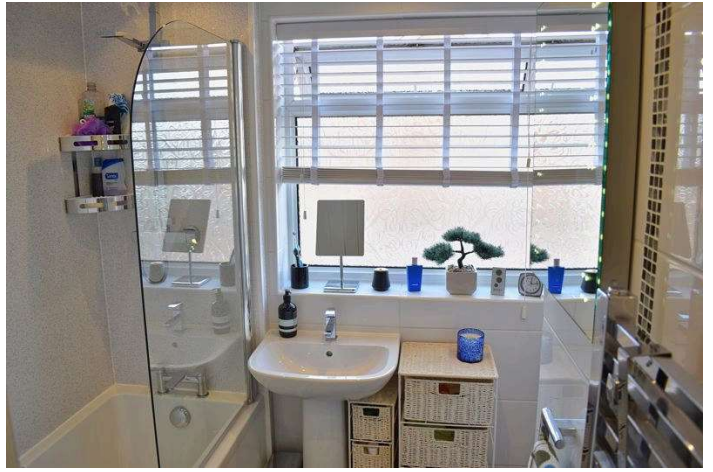


A three bedroom detached family home that has been extended and comprehensively refurbished throughout. In addition to the three bedrooms, there are two reception rooms, a large conservatory, study, utility, ground floor shower room and first floor bathroom. The property has ample off road parking and a garage. To the rear is a private SOUTH FACING landscaped garden which also includes a family sized hot tub. Double glazing, gas central heating and solar panels are installed. Early viewing is essential.

£280,000







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:

Porch

The porch has an opaque window to the side elevation, a door leading into the hallway and a further door into the study.

Study 6' 10" x 5' 7" (2.08m x 1.70m)

The study has a window to the front elevation, cornice to the ceiling and a ceiling light point.

Reception Hallway 11' 1" x 5' 11" (3.38m x 1.80m)

This welcoming reception hallway has the staircase rising to the first floor and doors providing access to the lounge and dining room. An opaque window looks through into the dining room. The hallway has cornice to the ceiling, a ceiling light point and a radiator.

Lounge 19' 1" x 11' 7" (5.81m x 3.53m)

This excellent sized and well proportioned reception room has a picture window to the front elevation and sliding French doors leading through to the conservatory. The focal point of the lounge is the feature fireplace with log burning stove inset and set on a tiled hearth. The room also has wood laminate flooring, cornice to the ceiling, both wall and ceiling light points and two radiators.

Conservatory 11' 7" x 10' 0" (3.53m x 3.05m)

The conservatory is of dwarf brick wall construction and has a glass roof. There are dual aspect windows to the rear and side elevations and French doors providing access to the garden. The conservatory has the same flooring that flows through from the lounge, bespoke fitted blinds and wall light points.

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

This second reception room is open plan through to the kitchen and has cornice to the ceiling, both wall and ceiling light points and a radiator. Located either side of the chimney breast are two useful fitted storage cupboards.

Kitchen 11' 2" x 9' 8" (3.40m x 2.94m)

The kitchen has dual aspect windows to the rear and side elevations, the window to the side looking into the conservatory and the window to the rear looking across the landscape garden. The kitchen was re-fitted approximately two years ago and comprises an excellent range of base and wall units, complemented with quartz work surfaces and matching splash backs. There is a one and a half bowl sink and integrated appliances include an oven and induction hob with contemporary extractor hood above. The kitchen has cornice to the ceiling, a ceiling light point and a radiator. A glazed door leads through to the utility room.

Utility Room

Having an opaque window to the side elevation and a half glazed door leading out to the side of the property. Further doors lead into the ground floor shower room and the garage. The utility room is fitted with base units to match those of the kitchen, with roll top work surfaces and matching splash backs. There is a stainless steel sink, space and plumbing for both a washing machine and a dishwasher, and further space for a vertical fridge/freezer.

Shower Room

The shower room, remodelled around two years ago, has an opaque window to the rear elevation and is fitted with a double width walk-in shower cubicle with electric shower, wash hand basin and WC.

Garage

The garage and has an electric up and over door to the front elevation and is equipped with both power and lighting. The central heating boiler is located here.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into the three bedrooms and the family bathroom. The landing provides access to the loft space and also has a useful storage cupboard. In addition there is cornice to the ceiling and a ceiling light point.

Bedroom One 12' 1" x 11' 7" (3.68m x 3.53m)

This great sized double bedroom has a large picture window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 11' 1" x 9' 2" (3.38m x 2.79m)

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

Bedroom Three 11' 7" x 6' 8" (3.53m x 2.03m)

A very good sized third bedroom with a large picture window to the front elevation. This bedroom is currently utilised as a home office/study and has cornice to the ceiling, a ceiling light point and a radiator.

Family Bathroom 9' 2" x 8' 0" (2.79m x 2.44m) (at widest points)

The 'L' shaped bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with mains rainwater head shower above, pedestal wash hand basin and WC. The bathroom is complemented with mermaid board and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

The grounds to this family home are tastefully landscaped and to the front are two driveways providing off road parking, and in turn lead to the garage. The front garden is hard landscaped with a raised border containing a number of mature shrubs and plants. There is gated access down the side of the property to the rear.

Rear Garden

The south facing rear garden is fully enclosed and enjoys a high degree of privacy. The garden has been tastefully landscaped and is tiered in design. There is a sizeable patio adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space. At the side of the property is a covered pergola. The garden is laid primarily to lawn and has borders containing a number of mature shrubs and plants. The timber garden shed and the six person hot tub with purpose built covered shelter are included within the sale.

Council Tax

The property is in currently in Band C.

Solar Panels

We have been informed by the vendors that the solar panels were fitted by 'A Shade Greener' and are on a 25 year lease with approximately 20 years remaining. They produce around 3kw on a sunny day, less when there is cloud cover and this can be used when it's available, ie. during the day.

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

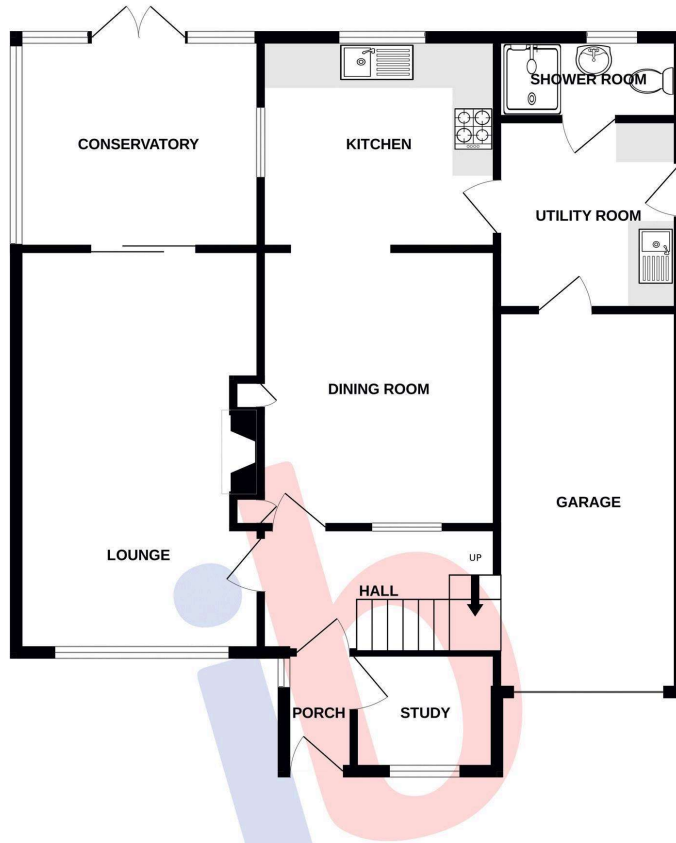
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

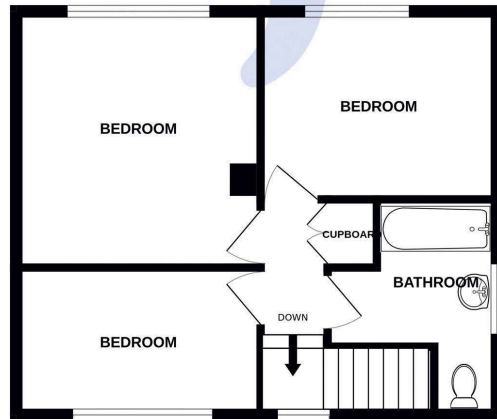
Services/Referral Fees

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. 17 September 2024

GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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.
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