

## Howards Gardens, Balderton NG24 3FJ



**GUIDE PRICE £220,000 to £230,000.** An exceptionally well presented three bedroom semi detached family home situated in this very popular residential area. In addition to the three bedrooms, the property has an excellent sized lounge/diner, garden room, well appointed kitchen, en-suite and bathroom. There is off road parking, an integral garage and an enclosed garden to the rear. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

**Guide Price £220,000 to £230,000**













### 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

The entrance hallway has doors providing access to the lounge/diner and garage; a door opening leads to the kitchen. The hallway has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator.

#### Kitchen 9' 9" x 6' 8" (2.97m x 2.03m)

The kitchen has a window to the front elevation and is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a Blanco sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, fridge, dishwasher and washing machine. The kitchen has the same flooring that flows through from the hallway, and a ceiling light point.

#### Lounge/Diner 18' 5" x 13' 11" (5.61m x 4.24m)

This excellent sized and well proportioned reception room has the staircase rising to the first floor, a window to the rear elevation and a large opening leading through to the garden room. The focal point of the room is the feature fireplace with contemporary wall mounted electric fire. The lounge/diner is of sufficient size to comfortably accommodate both lounge and dining room furniture and has a solid wood floor, cornice to the ceiling, both wall and ceiling light points and two radiators.

#### Garden Room 9' 3" x 8' 8" (2.82m x 2.64m) (at widest points)

This fabulous room has windows on all sides and French doors leading out into the garden. The garden room is complemented with a ceramic tiled floor and also has a fitted bench seat and a ceiling light point.

#### First Floor Landing

The staircase rises from the lounge/diner to the first floor landing which has doors into the three bedrooms and the family bathroom. The landing has a ceiling light point and a radiator. The airing cupboard and access to the roof space are located on the landing.

### Bedroom One 11' 8" x 10' 11" (3.55m x 3.32m)

A delightful and very good sized bedroom with a window to the front elevation, a fitted double wardrobe with drawers beneath, a ceiling light point and a radiator. A door leads into the en-suite shower room.

### En-suite Shower Room

The en-suite has an opaque window to the front and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a radiator.

### Bedroom Two 9' 10" x 9' 5" (2.99m x 2.87m)

Bedroom two is also a double and has a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Three 8' 10" x 7' 3" (2.69m x 2.21m)

An excellent sized third bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Family Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)

The bathroom has an opaque window to the side and is fitted with a coloured suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom is also complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a ceiling light point, a shaver socket, an extractor fan and a radiator.

### Outside

To the front of the property is a lawned garden and adjacent to this is a driveway which provides off road parking. There is gated access down the side of the property to the rear garden.

### Garage 15' 4" x 7' 8" (4.67m x 2.34m) (at widest points)

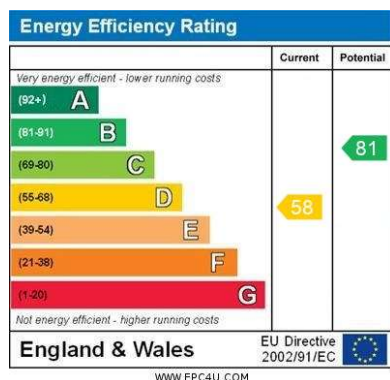
The garage has an up and over door to the front elevation and a personnel door into the entrance hallway. The garage is equipped with both power and lighting.

### Rear Garden

The rear garden is fully enclosed and comprises a lawn edged with well stocked borders containing a variety of mature shrubs, plants and trees. There is a patio area at the foot of the garden which provides an ideal outdoor seating and entertaining space. The timber garden shed is included in the sale. The hot tub is available by separate negotiation.

### 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.

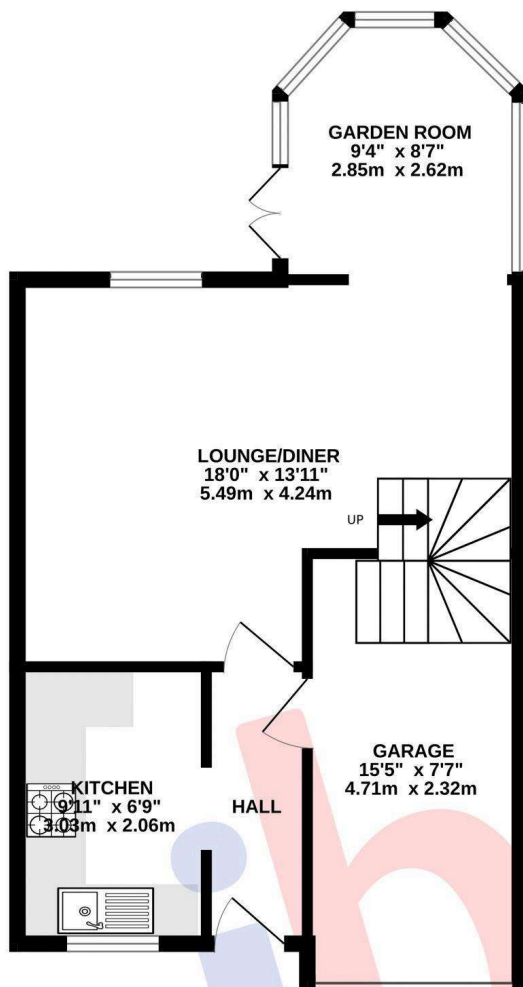
### Services/Referral Fees

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

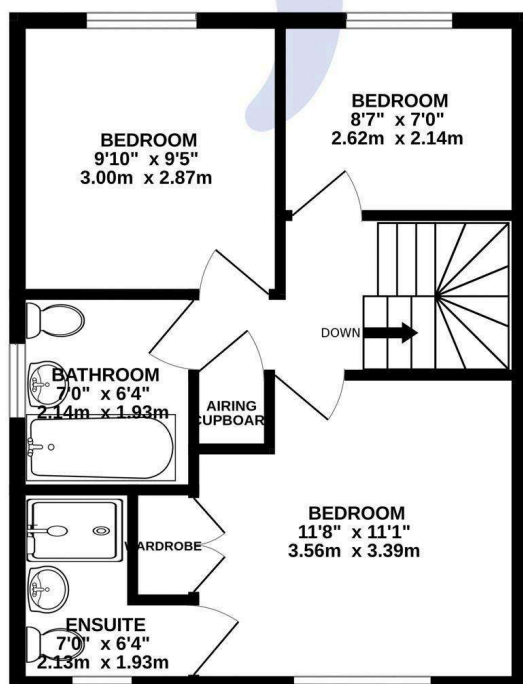
have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed 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. 00007259 01 May 2025



GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



FIRST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.





TOTAL FLOOR AREA : 944 sq.ft. (87.7 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.

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