

Glebe Park, Balderton NG24 3GN



GUIDE PRICE £650,000 to £700,000. A very impressive five bedroom detached residence situated in this highly sought after residential location. The property has accommodation in excess of 2,500 sq. ft and includes four reception rooms, a breakfast kitchen, cloakroom, utility, five bedrooms, two bathrooms and an en-suite. There is a detached triple garage and gardens to the front and rear. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

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Situation and Amenities

The highly sought after location of Glebe Park is situated midway between Balderton and Newark. Local amenities in Balderton include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre and well respected schools. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark-on-Trent boasts one of the finest Georgian market squares in the UK. It is a market town steeped in history with a dramatic castle and two museums. Newark has a year-long programme of events – from Continental Markets, Jazz & Food Festivals and Carnivals to Civil War re-enactments. There is a large selection of independent retailers and high street stores offering an eclectic mix of goods and services. Newark 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 from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway 15' 4" x 14' 6" (4.67m x 4.42m) (at widest points)

The reception hallway has a dogleg staircase rising to the first floor and provides access to the cloakroom, lounge, dining room, study, breakfast room and kitchen. The hallway is complemented with Karndean flooring and also has cornice to the ceiling, recessed ceiling spotlights and a radiator. The hallway has a useful storage cupboard.

Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a pedestal wash hand basin and WC. The room has part ceramic tiling to the walls, cornice to the ceiling, a ceiling light point and a radiator.

Study 9' 5" x 7' 2" (2.87m x 2.18m)

This versatile study/home office has a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator.

Lounge 23' 1" x 13' 0" (7.03m x 3.96m)

This magnificent reception room has two windows to the front elevation and windows and glazed French doors to the rear providing views of and access to the garden. The focal point of the lounge is the fireplace with living flame gas fire inset and sat on a stone hearth. The room has cornice to the ceiling, dado rail, both wall and ceiling light points and two radiators.

Dining Room 12' 11" x 10' 11" (3.93m x 3.32m)

A nicely proportioned reception room with two windows to the front elevation, the same Karndean flooring that flows through from the hallway, cornice to the ceiling, dado rail, a ceiling light point and a radiator.

Kitchen 18' 0" x 10' 10" (5.48m x 3.30m) (at widest points)

The kitchen has a window to the rear elevation and French doors providing access to the garden. The kitchen is fitted with bespoke base and wall units, including display cabinets, complemented with granite work surfaces and tiled splash backs. There is a Belfast sink, and integrated appliances include a dishwasher and fridge. The free standing gas fired Range cooker is also included within the sale. The kitchen is of sufficient size to accommodate a small dining table, has the same Karndean flooring, a radiator, cornice to the ceiling and a combination of recessed ceiling spotlights and a ceiling light point. From the kitchen an opening leads through to the breakfast room and a door leads into the utility room.

Breakfast Room 13' 8" x 9' 4" (4.16m x 2.84m)

This bright and airy room is open plan to the kitchen, has a full width window to the rear enjoying views across the garden, and a door leading back through to the hallway. The breakfast room has cornice to the ceiling, a ceiling light point and a radiator.

Utility Room 9' 0" x 5' 5" (2.74m x 1.65m)

The utility room has a window to the front elevation and a half glazed door to the rear leading out into the garden. The room is fitted with base and wall units to match those of the kitchen, with roll top work surfaces and tiled splash backs. There is an integrated sink and space and plumbing for both a washing machine and a tumble dryer. The utility room has a ceiling light point, an extractor fan and a radiator. The central heating boiler is located here.

First Floor Landing

The dogleg staircase rises from the reception hallway to the spacious first floor landing which has a window to the front elevation and doors into four bedrooms and the family bathroom. The landing has cornice to the ceiling, two ceiling light points and a radiator. The airing cupboard is located on the landing. From the first floor landing the staircase rises to the second floor.

Master Bedroom 14' 11" x 13' 0" (4.54m x 3.96m)

A very impressive bedroom with two windows to the front elevation, two fitted double wardrobes, cornice to the ceiling, a ceiling light point and a radiator. A door provides access to the en-suite bathroom.

En-suite Bathroom

The newly refurbished en-suite has an opaque window to the rear elevation and is fitted with a contemporary white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a double width walk-in shower cubicle with mains rainwater head shower and also a hand held shower attachment. The en-suite is complemented with a combination of mermaid board and ceramic wall tiling, together with recessed ceiling spotlights. The room also has cornice to the ceiling, an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 18' 2" x 12' 11" (5.53m x 3.93m) (at widest points)

An extraordinarily large double bedroom having a window to the rear elevation enjoying views across the garden. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 15' 10" x 11' 0" (4.82m x 3.35m) (excluding wardrobe)

Having two windows to the front elevation, a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Five 10' 10" x 9' 4" (3.30m x 2.84m) (excluding wardrobe)

Bedroom five has a window to the rear elevation, a fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Family Bathroom 13' 10" x 7' 2" (4.21m x 2.18m)

The well appointed family bathroom has an opaque window to the side and is fitted with a white suite comprising bath, twin pedestal wash hand basins and a WC. In addition there is a double width walk-in shower cubicle with mains shower. The bathroom is enhanced with part ceramic wall tiling and recessed ceiling spotlights. In addition there is cornice to the ceiling, an extractor fan, a shaver socket and a radiator.

Second Floor Landing

The staircase rises from the first floor landing to the second floor where bedroom four and the second bathroom are located.

Bedroom Four 18' 9" x 12' 11" (5.71m x 3.93m)

A very large bedroom with two dormer windows to the front elevation, a ceiling light point and a radiator. The bedroom has storage within the eaves and provides access to the loft space.

Second Bathroom 12' 11" x 8' 1" (3.93m x 2.46m)

This bathroom has a dormer window to the front elevation and is fitted with a bath, pedestal wash hand basin and WC. The bathroom has part ceramic tiling to the walls, recessed ceiling spotlights., an extractor fan and a radiator.

Outside

This superb family home stands in delightful grounds on a corner plot. The property is approached via a five bar gate which leads onto a gravelled driveway providing off road parking for a number of vehicles and in turn leads to the detached triple garage. The front garden comprises a well maintained and shaped lawn together with borders containing a variety of mature shrubs and plants. Gated access leads around to the rear.

Rear Garden

The rear garden is fully enclosed and comprises a well maintained and shaped lawn together with a number of mature shrubs, plants and trees. There are two patio areas providing a choice of outdoor seating and entertaining spaces.

Triple Garage 26' 8" x 17' 5" (8.12m x 5.30m)

The garage has three remote controlled roller shutter doors to the front elevation and a window to the rear. The garage is equipped with both power and lighting.

Council Tax

The property is in Band G.

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

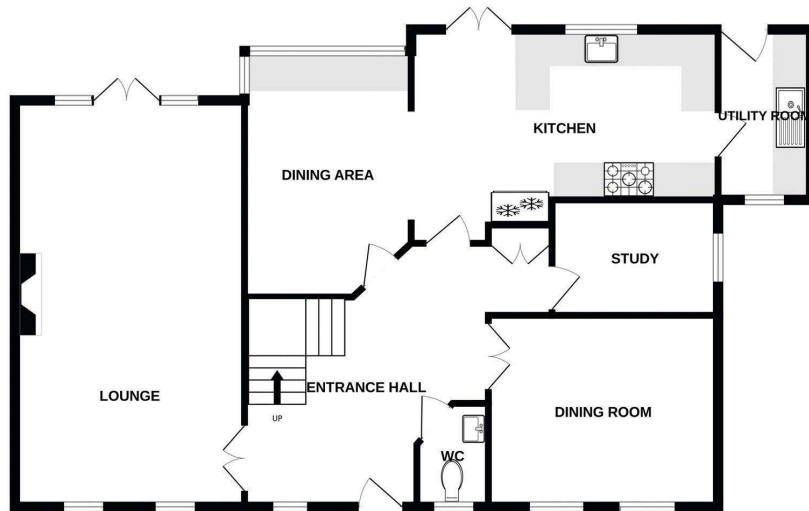
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

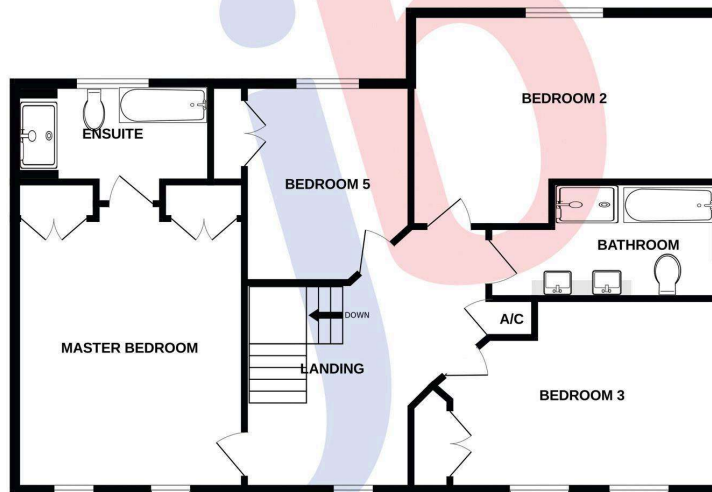
Services/Referral Fees

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. 00007302 16 April 2025

GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 2525 sq.ft. (234.5 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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