

Main Street, Balderton NG24 3PB



A substantially extended three bedroom semi detached family home situated on a corner plot. In addition to the three excellent sized bedrooms, the property has two large reception rooms, an open plan dining kitchen, utility room, cloakroom and first floor bathroom. There is a large double garage and gardens that sweep around the rear to the side. The property is double glazed and has gas central heating. Viewing is essential.

£260,000







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:

Reception Hallway

This spacious and welcoming reception hallway has the staircase rising to the first floor, and provides access to the lounge and dining kitchen. The hallway has a ceiling light point and a radiator.

Lounge 14' 7" x 11' 11" (4.44m x 3.63m)

A superb sized reception room with a large picture to the front elevation. The focal point of the lounge is the log burning stove which is inset and sat on a stone hearth. There is also a ceiling light point and a radiator.

Dining Kitchen 21' 5" x 9' 6" (6.52m x 2.89m) (overall measurements)

This fabulous dining kitchen has been opened up and is the heart of the home. The room has a window to the rear elevation and glazed French doors leading into the garden. The dining area (11' x 9'6") is of sufficient size to comfortably accommodate a large dining table and occasional furniture, and has a ceiling light point and a radiator. The kitchen area (9'10" x 9'6") is fitted with a comprehensive range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven and a ceramic hob. The kitchen area has a ceiling light point and also houses the central heating boiler. A large opening leads to the side hallway.

Side Hallway

The side hallway has a glazed door leading into the garden, and an open utility area.

Utility Area

The utility area has space and plumbing for a washing machine, space for a vertical fridge/freezer and a ceiling light point. Adjacent to this is the ground floor cloakroom.

Ground Floor Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a WC. There is a ceiling light point and a radiator.

Family Room 17' 6" x 12' 9" (5.33m x 3.88m)

This extraordinarily large reception room has a window to the front elevation, wooden flooring, both wall and ceiling light points and a radiator.

First Floor Landing

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

Bedroom One 11' 11" x 10' 8" (3.63m x 3.25m) (plus door recess)

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

Bedroom Two 13' 6" x 9' 7" (4.11m x 2.92m)

Also an excellent sized double bedroom, having a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Three 10' 5" x 7' 7" (3.17m x 2.31m)

A good sized third bedroom with a window to the side elevation, a ceiling light point and a radiator.

Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains multi-jet shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with a combination of ceramic floor and wall tiling, together with mermaid board. In addition there is a ceiling light point and a radiator.

Outside

This family home stands on an excellent sized plot and to the front is a lawned garden. Adjacent to this is a large driveway which provides off road parking for numerous vehicles and in turn leads to the double garage. Gated access at the side leads around to the rear garden.

Double Garage 17' 6" x 13' 6" (5.33m x 4.11m)

The garage has an electrically operated roller shutter door to the front elevation and a personnel door to the rear. The garage is equipped with power and lighting.

Rear Garden

The excellent sized rear garden is fully enclosed and laid primarily to lawn. Located in the centre is a raised and covered deck which provides a wonderful outdoor seating and entertaining area. Adjacent to this is a summerhouse (13'4" x 8'1") which is equipped with power and lighting and included within the sale.

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

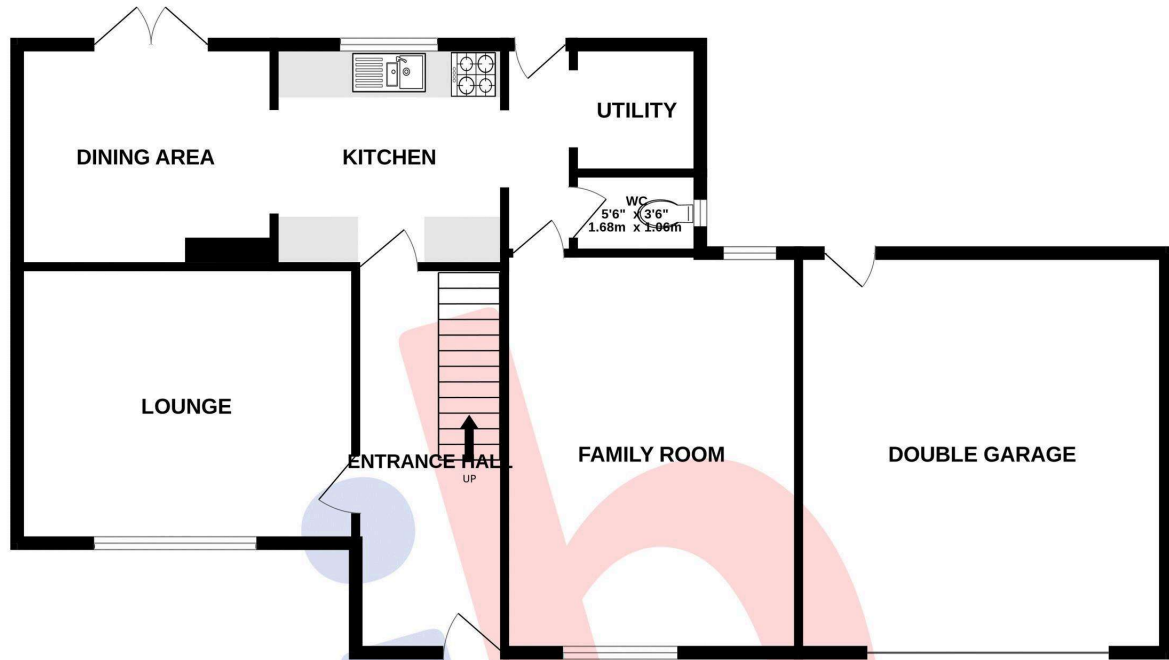
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

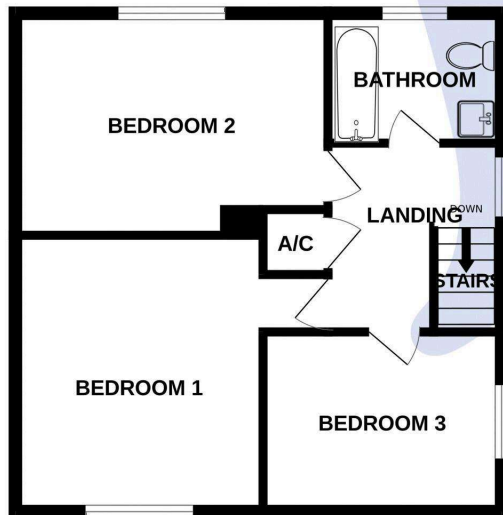
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR



1ST FLOOR



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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