

Howards Gardens, Balderton NG24 3FJ

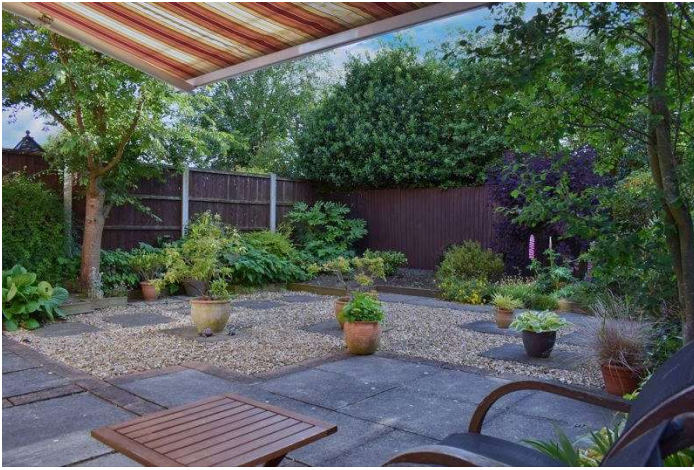


A very well presented and spacious three bedroom detached family home situated in a quiet cul-de-sac. In addition to the three excellent sized bedrooms, the property has a lounge, dining kitchen, ground floor cloakroom, first floor bathroom and en-suite. There is off road parking and an integral garage. The delightful rear garden is fully enclosed and enjoys a high degree of privacy. Early viewing is strongly recommended.

£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:

Entrance Hallway

The hallway has doors into the cloakroom and lounge, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. There is a ceiling light point and a radiator installed.

Lounge 15' 7" x 10' 9" (4.75m x 3.27m)

This excellent sized and well proportioned reception room has a window to the front elevation, the staircase rising to the first floor and doors into the dining kitchen and the garage. The focal point of the lounge is the feature fireplace with living flame gas fire inset. The room also has both wall and ceiling light points, cornice to the ceiling and a radiator.

Dining Kitchen 19' 5" x 10' 8" (5.91m x 3.25m) (at widest points)

This fabulous dining kitchen has a window and an opaque glazed door to the rear elevation, and from the dining area sliding patio doors provide access to the garden. The kitchen area is fitted with an excellent range of contemporary base and wall units, complemented with solid wood square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level oven and microwave, induction hob with extractor hood above, dishwasher, fridge and freezer. The central heating boiler is located within the kitchen area. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. The dining kitchen has cornice to the ceiling, two ceiling light points and two radiators.

First Floor Landing

As mentioned, the staircase rises from the lounge to the first floor landing which has a window to the side elevation and doors into the three bedrooms and the family bathroom. The airing cupboard and access to the loft space are located on the landing. There is a ceiling light point and a radiator.

Bedroom One 12' 6" x 8' 6" (3.81m x 2.59m) (plus large wardrobe recess)

A good sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

The well appointed en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite is complemented with part ceramic wall tiling and electric underfloor heating. In addition there is a ceiling light point, an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 10' 0" x 9' 8" (3.05m x 2.94m) (plus wardrobe recess)

A further good sized double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 11' 0" x 6' 7" (3.35m x 2.01m) (at widest points)

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

Family Bathroom 7' 0" x 6' 3" (2.13m x 1.90m) (plus door recess)

The bathroom has an opaque window to the front and 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 enhanced with part ceramic wall tiling and also has a ceiling light point, an extractor fan, a shaver socket and a radiator.

Outside

To the front of the property is a driveway which provides off road parking and in turn leads to the garage. Adjacent to this is a well maintained lawned garden, and a footpath leading to the front door. Gated access at the side leads around to the rear garden.

Integral Garage 17' 2" x 8' 0" (5.23m x 2.44m)

The garage has an up and over door to the front elevation, a personnel door from the lounge and a further personnel door to the side providing access around to the garden. The garage is equipped with power, lighting and plumbing for a washing machine.

Rear Garden

The delightful rear garden is fully enclosed and enjoys a high degree of privacy. The garden is predominantly hard landscaped for ease of maintenance. Situated adjacent to the rear of the house is a large patio with electrically operated awning over, providing a wonderful outdoor seating and entertaining space. The remainder of the garden consists of borders containing a wide variety of mature shrubs, plants and trees.

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.

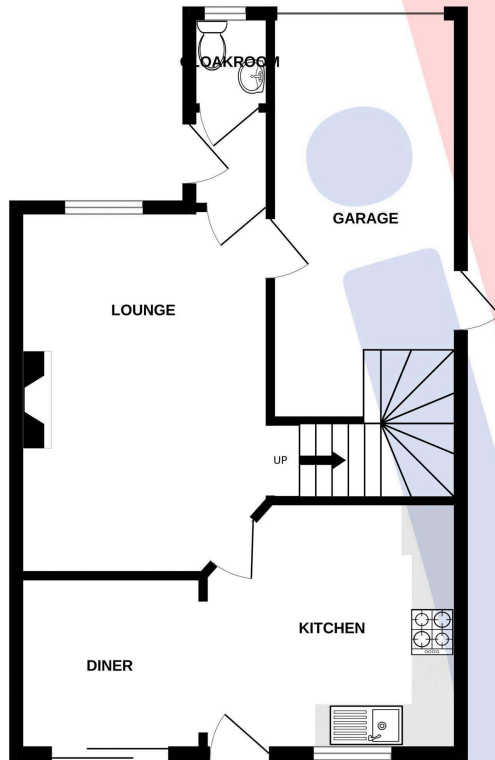
Services/Referral Fees

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

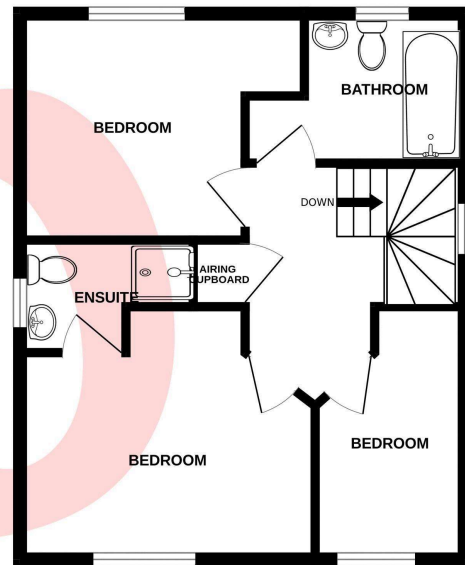
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007367 12 June 2025



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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