



Browning Road, Balderton Newark NG24 3QU



**william
h brown**

welcome to

Browning Road, Balderton Newark

A very well-presented three bedroom detached bungalow situated in a popular area of Balderton! Offering three bedrooms, ensuite to master, family bathroom, open plan kitchen/living/diner and conservatory. Externally the property has a driveway and generous rear garden.



Entrance Hall

Living Room

14' 2" x 21' 4" (4.32m x 6.50m)

Radiator, electric fire with surround, double glazed window to the front, double glazed window and door leading into the conservatory and opening into the kitchen

Kitchen

9' 8" x 9' (2.95m x 2.74m)

Range of wall and base units, electric oven, microwave, gas hob, extractor, stainless steel sink and drainer, integrated fridge freezer and dishwasher, plumbing for washing machine, wall mounted combi-boiler and double glazed window to the rear.

Conservatory

13' 5" x 10' 10" (4.09m x 3.30m)

Electric heater, double glazed windows to the sides and rear and uPVC French doors leading into the rear garden.

Inner Hall

Bedroom One

12' 4" x 10' 11" (3.76m x 3.33m)

Fitted wardrobes, radiator and double glazed window to the front.

Ensuite

Low level WC, wash hand basin, shower cubicle, heated towel rail and extractor,

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)

Radiator and double glazed window to the front.

Bedroom Three

20' 1" x 8' 3" (6.12m x 2.51m)

Two radiators and double glazed windows to the side and rear.

Family Bathroom

Comprising of a low level WC, wash hand basin, bath with shower over, heated towel rail and obscured double glazed window to the rear.

Outside

Externally the property benefits from a block paved driveway, providing off road parking for multiple cars.

Rear Garden

Generous rear garden, mainly laid to lawn with patio area, decked area, summer house, green house and shed.

Solar Panels

Please note this property has OWNED solar panels.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Browning Road, Balderton Newark

- DETACHED BUNGALOW
- THREE BEDROOMS
- OPEN PLAN LIVING
- CONSERVATORY
- ENSUITE SHOWER ROOM

Tenure: Freehold EPC Rating: B

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105450 - 0003

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