



**Howards Gardens, Balderton, Newark, NG24 3FJ**

**welcome to**

**Howards Gardens, Balderton, Newark**

**\*\* MUST BE VIEWED! \*\*** This stunning three bedroom detached family home is ideally located in the sought after village of Balderton in a quiet cul-de-sac location with fantastic links to the A1 and Newark town centre. Benefiting from a newly fitted modern kitchen, downstairs bathroom and ensuite.



### **Entrance Hall**

Leading in from a newly fitted uPVC double glazed front door.

### **Wc/Cloakroom**

Leading off the hallway comprising of WC and wash hand basin.

### **Living Room**

Beautifully presented living room with media wall, double glazed window to the rear, triple glazed French doors to the rear and two double radiators.

### **Kitchen/Diner**

A newly fitted modern kitchen with a range of low and eye level units with induction hob, double oven, integrated fridge/freezer and sink. There is also a breakfast bar with seating. Triple glazed window to the front and double radiator.

### **Utility Room**

Leading off the kitchen with a range of low and eye level units with plumbing for washing machine, integrated dishwasher and housing for boiler. uPVC door to the side.

### **Conservatory**

Spacious conservatory with double glazed windows all around and double glazed French doors to the side.

### **First Floor Landing**

Landing with access to all three bedrooms and family bathroom.

### **Master Bedroom**

A generous DOUBLE bedroom with built in wardrobes, double radiator and triple glazed window to the front.

### **En-Suite Bathroom**

Newly fitted three piece en-suite bathroom with WC, wash hand basin, walk in shower cubicle with mermaid boards and double radiator. Obscured triple glazed window to the front.

### **Bedroom Two**

Another DOUBLE bedroom with built in wardrobes, double radiator and triple glazed window to the rear.

### **Bedroom Three**

A good size third bedroom with double radiator and triple glazed window to the rear.

### **Family Bathroom**

Modern fitted family bathroom comprising of WC, wash hand basin, bath with electric shower over and mermaid boards. Obscured triple glazed window to the side and double radiator.

### **Outside Front Garden**

The front of the property benefits from driveway parking and single garage.

### **Rear Garden**

The rear of the property is enclosed with timber fencing and has been extended by the current owner who has brought some extra land to make the garden even bigger which makes it ideal for a family.

### **Garage**

Driveway leading to the single garage with newly fitted garage door.

### **Agents Note**

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

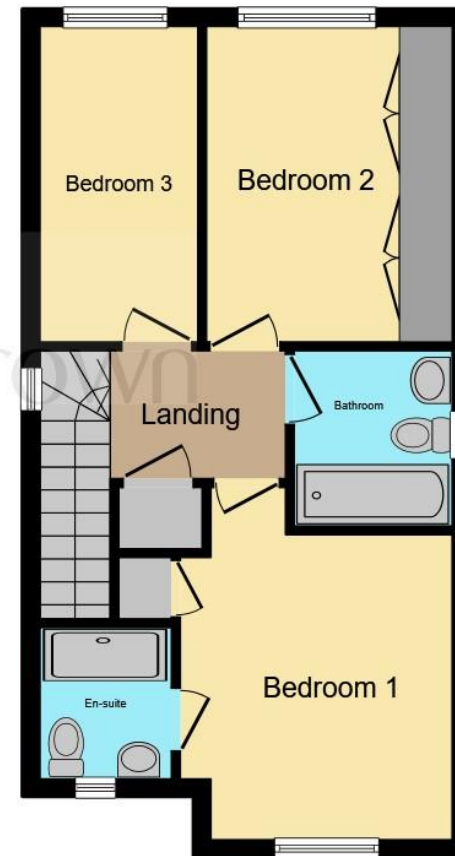


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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Howards Gardens, Balderton, Newark

- DETACHED THREE BEDROOM FAMILY HOME
- SPACIOUS KITCHEN/DINER & UTILITY ROOM
- LIVING ROOM WITH BUILT IN MEDIA WALL
- MASTER BEDROOM WITH EN-SUITE
- STUNNING KITCHEN

Tenure: Freehold  
EPC Rating: C

offers over

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK105427 - 0009

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