



Main Street, Balderton, NEWARK, NG24 3PA

welcome to

Main Street, Balderton, NEWARK

This fantastic three bedroom detached bungalow is ideally located in the highly sought after village of Balderton with great local amenities, easy access into Newark town centre and A1.



Entrance Hall

Leading through a part glazed uPVC door into the entrance.

Living Room

16' 1" x 17' 2" max (4.90m x 5.23m max)

A generously sized living room with gas fire, radiator, double glazed window to the front and double glazed sliding doors leading into the conservatory.

Conservatory

Leading off the living room with double glazed windows all around and double glazed patio doors to the rear.

Kitchen

17' 3" x 9' 6" (5.26m x 2.90m)

A range of low and eye level units with part tiled walls, gas hob, extractor, oven, sink and drainer, integrated dishwasher, space for fridge/freezer and radiator. In addition, the kitchen also has a breakfast bar and double glazed window to the front.

Utility Room

4' 4" x 7' 9" (1.32m x 2.36m)

A range of low and eye level units with sink and drainer, plumbing for washing machine and obscured double glazed window to the side.

Bedroom One

A spacious DOUBLE bedroom with radiator and double glazed window to the rear.

Bedroom Two

Another DOUBLE bedroom with radiator and double glazed window to the rear.

Bedroom Three

A good sized third bedroom with radiator and double glazed window to the side.

Family Bathroom

A modern fully tiled four piece family bathroom with WC, wash hand basin, bath, shower and obscured double glazed window to the side.

Outside

Front Garden

The front of the property is very low maintenance with block paved driveway for multiple cars, single garage and paved area with plants, shrubs and trees.

Rear Garden

The rear of the property is enclosed with timber fencing, paved patio, pond, summerhouse, part laid to lawn and side gate access to the front.

Garage

Single garage with manual up and over door.



view this property online williamhbrown.co.uk/Property/NWK105694





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

welcome to

Main Street, Balderton, NEWARK

- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN & UTILITY ROOM
- SPACIOUS LIVING ROOM & CONSERVATORY
- FOUR PIECE FAMILY BATHROOM

Tenure: Freehold

EPC Rating: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK105694](https://www.williamhbrown.co.uk/Property/NWK105694)



Property Ref:
NWK105694 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)