



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



**welcome to**

**Howards Gardens, Balderton, Newark**

LOCATION LOCATION LOCATION! This well maintained four bedroom detached family home offers spacious accommodation throughout with three reception rooms, kitchen, utility, cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, driveway, garage and garden.



### Entrance Hall

A bright and welcoming entrance hall with stairs rising to the first floor.

### Wc/Cloakroom

Leading off the entrance with WC, wash hand basin and radiator.

### Living Room

10' 9" max x 16' 5" ( 3.28m max x 5.00m )

A spacious living room with two radiators, double glazed window to the front and gas fire.

### Dining Room

9' 7" x 8' 2" ( 2.92m x 2.49m )

A separate dining room with radiator and double glazed door leading through to the conservatory.

### Kitchen

11' 5" max x 10' 6" max ( 3.48m max x 3.20m max )

A range of low and eye level units with sink and drainer, gas hob, extractor. oven, wine fridge, radiator and boiler housing, In addition, there is a double glazed window to the rear.

### Utility Room

5' 6" x 7' 6" ( 1.68m x 2.29m )

A range of low and eye level units with plumbing for a washing machine, space for a fridge/freezer and door to the rear.

### Conservatory

A fantastic addition to the property leading off the dining room with double glazed windows all around and double glazed French doors leading out to the garden.

### First Floor Landing

First floor landing with loft access with ladder and access into all four bedrooms and family bathroom.

### Bedroom One

10' 11" x 12' 6" max ( 3.33m x 3.81m max )

A generously sized DOUBLE bedroom with an extensive range of built in wardrobes, radiator and double glazed window to the front.

### En-Suite

A modern three piece en-suite bathroom with part tiled walls, WC, wash hand basin, shower cubicle with electric shower and obscured double glazed window to the side.

### Bedroom Two

13' 1" max x 11' 9" max ( 3.99m max x 3.58m max )

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

### Bedroom Three

8' x 12' 8" ( 2.44m x 3.86m )

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

### Bedroom Four

8' 7" x 8' 10" ( 2.62m x 2.69m )

A good sized fourth bedroom with radiator and double glazed window to the front.

### Family Bathroom

A modern three piece family bathroom with part tiled walls, WC, wash hand basin, bath with shower over, radiator, storage cupboard and obscured double glazed window to the side.

### Outside Front Garden

Low maintenance frontage with large driveway leading to the garage.

### Rear Garden

The rear of the property is fully enclosed and is very private with timber fencing, partly laid to lawn with a fantastic decking area ideal for entertaining. In addition, there is a lean-to at the side of the property which offers more storage and there is side gate access.

### Garage

Partially converted single garage.



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**Ground Floor**



**First Floor**

**welcome to**

## **Howards Gardens, Balderton, Newark**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE BATHROOM
- WC/CLOAKROOM & FAMILY BATHROOM

Tenure: Freehold

EPC Rating: C

Council Tax Band: D

**£335,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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