



Hambleton Lodge, Glebe Park, Balderton, Newark

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OLIVER REILLY







# Hambleton Lodge, Glebe Park, Balderton, Newark

Guide Price £775,000 - £795,000

- STUNNING EXECUTIVE DETACHED HOME
- INCREDIBLY DESIRABLE LOCATION! CUL-DE-SAC SETTING!
- THREE/ FOUR VERSATILE RECEPTION ROOMS
- GF W.C, UTILITY & INTEGRAL TRIPLE GARAGE
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- FIVE DOUBLE BEDROOMS WITH FITTED WARDROBES
- SUBLIME FAMILY BATHROOM & TWO EN-SUITES
- FABULOUS OPEN-PLAN LIVING/DINING KITCHEN
- SUBSTANTIAL 0.24 OF AN ACRE PLOT & EXTENSIVE DRIVEWAY
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold EPC 'E'

Guide Price: £775,000 - £795,000. A BREATH-TAKING PICTURE PERFECT HOME! SETTING THE STANDARD! This is a truly outstanding, individual, elegant executive detached residence that just oozes a touch of class from the moment you pull onto the extensive driveway. Hambleton Lodge is a fine example of an all-round FOREVER HOME! Enjoying an enviable position in a quiet cul-de-sac on one of Newark/Balderton's most prestigious locations. This eye-catching CONTEMPORARY GEM stands proud with a vast degree of kerb appeal. Equally matched internally, with a bright, beautiful and copious layout, spanning IN EXCESS of 3,600 square/ft. Comprising: Inviting reception hall, a ground floor W.C, generous bay-fronted lounge with complementary fireplace, a secondary sitting room, study and SUBLIME OPEN-PLAN LIVING/ DINING KITCHEN. Hosting an array of integrated appliances, a central island with breakfast bar and access into a separate, equally large utility room, with walk-in storeroom. The expansive galleried-style first floor landing hosts a LUXURIOUS FOUR-PIECE FAMILY BATHROOM. Emphasized further by FIVE DOUBLE BEDROOMS (Two of which host a stylish en-suite shower room). All boasting EXTENSIVE fitted wardrobes. A secondary staircase from the reception hall leads to a secondary landing, with useful integrated storage space. Offering a HUGE 29 FT MULTI-PURPOSE family/ reception room. Externally, the property occupies a MAGNIFICENTLY PRIVATE 0.24 OF AN ACRE WRAP-AROUND PLOT. Backing onto the local allotments. The front aspect commands a substantial driveway, with access into an INTEGRAL TRIPLE GARAGE. Providing power, lighting and three electric up/ over garage doors. The family-friendly rear garden retains a high-degree of privacy, with a paved seating area and sufficient space for a sizeable extension. Subject to planning approvals. WHAT MORE COULD YOU WISH FOR? This handsome, imposing and near-faultless home is a credit to the existing owners and simply MUST BE VIEWED to be appreciated!



## RECEPTION HALL:

17'2 x 16'3 (5.23m x 4.95m )

Accessed via an obscure painted hardwood front entrance door with painted side-by side double glazed hardwood windows to the front elevation. A highly inviting entrance space. Providing dark wood-effect laminate flooring, a double panel radiator, single panel radiator, wall mounted alarm control panel, telephone connectivity point, fitted storage cupboard, recessed, ceiling spotlights, smoke alarm, carpeted stairs with an open spindle, balustrade rising to the first floor. A separate carpeted staircase rises to the multi-purpose home office/family room. The hallway provides access into three reception rooms and open-plan family kitchen and ground floor W.C.

## GROUND FLOOR W.C:

5'7 x 3'3 (1.70m x 0.99m )

Of stylish contemporary design. Providing continuation from the hallway off the dark wood-effect laminate flooring, a Low-level W.C with integrated push-button flush. Ceramic wash hand basin with chrome mixer tap and under counter vanity storage cupboard. Medium height wall tiling, a double panel radiator, ceiling light fitting, and an obscure painted hardwood double glazed window to the side elevation.

## LOUNGE:

23'5 x 13'10 (7.14m x 4.22m)

Accessed via painted internal French doors. A copious reception room, providing carpeted flooring, two double panel radiators, a TV/telephone connectivity point, Recessed ceiling spotlights, and a complementary central feature fireplace. Housing an inset gas fire with a raised stone hearth and surround. Painted hardwood double glazed bay- window to the front elevation. Hardwood double glazed French doors to the rear elevation lead out into the well-appointed and highly private rear garden. Max measurements provided, into bay-window.

## STUDY:

12'7 x 8'5 (3.84m x 2.57m )

A sizable multi-purpose reception room. Providing carpeted flooring, a single panel radiator, ceiling light fitting, and a painted hardwood double glazed window to the front elevation. Max measurements provided.

## SITTING ROOM:

12'8 x 12'1 (3.86m x 3.68m)

A relaxing, secondary sitting room. Providing carpeted flooring, a ceiling light fitting, a large single panel radiator, dado rails and a TV point. Painted hardwood double glazed windows to the rear elevation. Enjoying a idyllic outlook over the private garden.

## OPEN-PLAN LIVING/DINING KITCHEN:

23'3 x 20'6 (7.09m x 6.25m )

Of stylish contemporary design. Benefiting from ample living space, perfectly utilised for the whole family. Providing complementary wood-effect laminate flooring. The luxury and extensive fitted kitchen has a vast range of complementary white wall and base units with 'DEKTON' work surfaces over and up-stands. A wonderful central island, houses under-counter drawer and base and units, with an inset five ring 'NEFF' induction hob. Inset double bowl sink with 'QUOOKER' hot tap and drainer. Integrated under-counter dishwasher, medium height, 'NEFF' electric slide and hide double ovens with warming drawer below. Provision for a freestanding American-style fridge freezer. Sufficient space for a large dining table with uPVC double glazed windows to the side and rear elevation. Stylish vertical radiator, recessed ceiling spot lights, and attractive rear bay with uPVC double glazed French doors opening out into the rear garden. Internal access into the separate utility room. Max measurements provided.







**BEDROOM FOUR:** 10'8 x 8'8 (3.25m x 2.64m )  
 A lovely DOUBLE bedroom with carpeted flooring, a ceiling light fitting, single panel radiator, fitted double wardrobe with attached and extensive inset shelving. TV point and a painted hardwood double glazed window to the front elevation. Max measurements provided.

**BEDROOM FIVE:** 10'5 x 8'5 (3.18m x 2.57m)  
 A well-proportioned DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point, and a fitted wardrobe with clothes hanging facilities. Painted hardwood double glazed window to the front elevation. Max measurements provided.

**FAMILY BATHROOM:** 8'3 x 7'1 (2.51m x 2.16m)  
 Of luxurious modern design. Enjoying patterned tile-effect vinyl flooring. An anthracite grey panelled bath with chrome mixer tap, overhead showering facility and medium height wall tiling. A large double shower cubicle with main shower facility. Complementary grey aqua boarding with inset shelving. A low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Anthracite grey heated towel rail, shaver point, recessed ceiling spotlights, extractor fan, and an obscure painted hardwood double glazed window to the front elevation.

**SECONDARY LANDING:**  
 With carpeted flooring, a Velux roof light to the front elevation and a large fitted storage cupboard with carpeted flooring and lighting. Access into the large multi-purpose family room.

**MULTI-PURPOSE FAMILY ROOM:** 29'2 x 18'1 (8.89m x 5.51m)  
 A GENEROUS and HIGHLY VERSATILE space. Currently utilised as a large home office and games room. Providing carpeted flooring, two ceiling light fittings, two double panel radiators, TV/ telephone connectivity points, loft hatch access point. Two Velux roof lights to the rear elevation, a uPVC double glazed window to the side elevation and an obscure uPVC double glazed window to the side elevation. (Gable end).

**INTEGRAL TRIPLE GARAGE:** 29'4 x 18'2 (8.94m x 5.54m)  
 With three electric up and over garage doors. Providing power and lighting. Access to the 'GLOWWORM' gas fired boiler and electrical RCD consumer unit. Hardwood window to the rear elevation. The garage space benefits from fantastic scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

**UTILITY ROOM:** 11'2 x 8'9 (3.40m x 2.67m )  
 With continuation of the dark wood-effect laminate flooring. Providing a further range of modern white wall and base units with laminate roll-top work surfaces over and up-stands. Fitted larder cupboard. Inset stainless steel sink with chrome mixer tap and drainer. Under counter plumbing/provision for a washing machine and tumble dryer. Wall mounted central heating/hot water control panel, vertical radiator, recessed ceiling spot lights and access into a large under stairs storage cupboard. Providing extensive shelving and a further ceiling light fitting. Hardwood double glazed window to the side elevation. An obscure hardwood rear external door leads into the garden and an integral personnel door opens into the integral triple garage. Max measurements provided.

**FIRST FLOOR LANDING:** 20'3 x 11'7 (6.17m x 3.53m )  
 A lovely galleried-style space with carpeted flooring, an open Spindle balustrade, ceiling light fitting, smoke alarm, loft hatch access point, double panel radiator and a fitted airing cupboard. Housing the hot water cylinder. Painted hardwood double glazed window to the front elevation. Access into the family bathroom and all FIVE DOUBLE BEDROOMS. Max measurements provided.

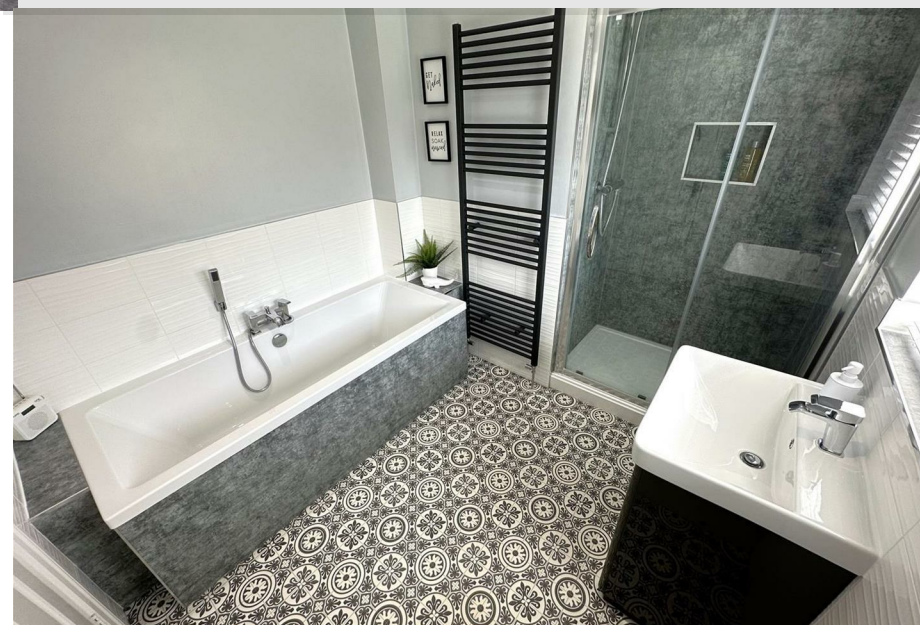
**MASTER BEDROOM:** 18'5 x 11'0 (5.61m x 3.61m)  
 A generous DOUBLE bedroom located at the rear of the property. Providing carpeted flooring, a central ceiling light fitting, two single panel radiators and three sets of extensive double fitted wardrobes. Two painted hardwood double glazed windows to the rear elevation. Overlooking the rear garden. Access into the master en-suite shower room. Max measurements provided up to fitted wardrobes.

**MASTER EN-SUITE:** 9'3 x 7'4 (2.82m x 2.24m)  
 Of stylish contemporary design. Providing dark wood-effect laminate flooring. A low-level W.C with integrated push-button flush. A large walk-in shower with mains shower facility and complementary Aqua boarding with inset shelving. A large white ceramic wash hand basin with chrome mixer tap and floating under-counter vanity storage unit below. Chrome heated towel rail and attractive floor to ceiling wall tiling. Recessed ceiling spotlights, extractor fan and an obscure painted hardwood double glazed window to the side elevation. Max measurements provided.

**BEDROOM TWO:** 12'1 x 9'7 (3.68m x 2.92m )  
 A further DOUBLE bedroom with carpeted flooring, a central ceiling light fitting, TV point, single panel radiator and a double fitted wardrobe. Painted hardwood double glazed window to the rear elevation. Enjoying an outlook over the rear garden. Internal access into the second en-suite, shower room.

**EN-SUITE SHOWER ROOM:** 7'7 x 5'5 (2.31m x 1.65m)  
 Of attractive modern design. Providing patterned tile effect vinyl flooring. A low-level W.C with integrated push-button flush. A double fitted shower cubicle with mains shower facility and bright aqua boarding with inset shelving. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Complementary medium height wall tiling, shaver point, double panel radiator, recessed ceiling spotlights, extractor fan and an obscure painted hardwood double glazed window to the side elevation. Max measurements provided.

**BEDROOM THREE:** 13'3 x 11'7 (4.04m x 3.53m )  
 A further DOUBLE bedroom. Providing carpeted flooring, a central ceiling light fitting, single panel radiator, double fitted wardrobe, TV/telephone connectivity point and painted hardwood double glazed window to the rear elevation. Overlooking the extensive and private garden. Max measurements provided.





**EXTERNALLY:**

The property enjoys a wonderful position within a highly desirable and quiet executive cul-de-sac. Standing on a wonderful 0.24 of an acre private plot, front aspect is greeted by an extensive multi-car gravelled driveway, Promoting ample parking options for a variety of vehicles. Access into the integral triple garaging, with external wall light. There is access to the front entrance door with external wall light and cold water tap. The front garden is predominantly laid to lawn with an array of planted trees and bushes. A paved pathway with gravel borders lead to the left side aspect, with a secure, timber personnel gate. Opening through to the substantial, fully enclosed an immensely private rear garden. Fully laid to lawn, with a mature tree and delightful paved seating area, directly accessed from the French doors in the open-plan family kitchen. The garden backs onto the local allotments. Ensuring maximum privacy, all year round. There are a variety of external lights, fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and a combination of hardwood and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 3,613 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral triple garage.





Tenure: Freehold. Sold with vacant possession.

Local Authority:  
Newark & Sherwood District Council.

Council Tax: Band 'G'

EPC: Energy Performance Rating: 'E' (49)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**Viewing Arrangements:**

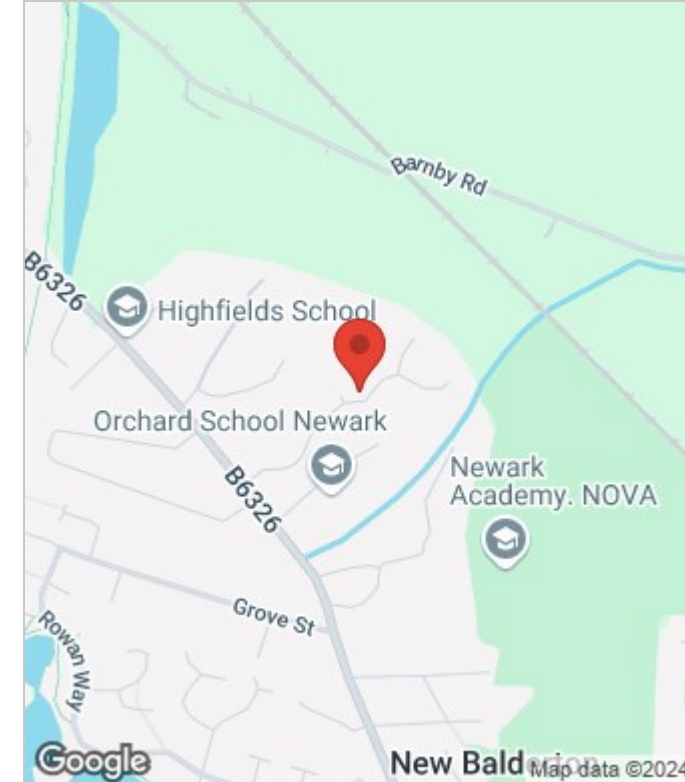
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	77

England & Wales EU Directive 2002/91/EC

