



13 Longfellow Drive

Balderton, NG24 3QP



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£265,000

Coming to the open market for the very first time, this much-loved Detached Bungalow has had just one careful owner and is offered for sale with no upward chain. Situated in the highly sought-after area of Balderton, the property enjoys a peaceful setting and offers a wonderful opportunity for buyers looking to create their ideal home in a desirable location. The extended accommodation has been thoughtfully arranged to provide comfortable and versatile living. A welcoming entrance hallway offers space for coats and shoes before leading into a living room with an open fireplace, creating a warm and inviting atmosphere. The central dining room flows openly into the kitchen breakfast area, fitted with a range of classic wooden units, making it the heart of the home and a perfect space for meals or relaxed entertaining. From here a door opens into the conservatory, a lovely light filled room overlooking the generous, flat rear gardens, ideal for enjoying the views of the outdoors in all seasons. The property features two well-proportioned double bedrooms, a three-piece bathroom, and a third occasional room or study complete with a built-in wardrobe and patio doors to the conservatory, offering flexibility for home working or guest accommodation. An inner hallway provides additional storage and convenient internal access to the garage. While the bungalow is perfectly comfortable in its current condition, it also presents an excellent opportunity for modernisation or personalisation to suit individual tastes. This charming home combines space, potential, and a sought-after location, making it a rare find in Balderton. Early viewing is highly recommended to appreciate the lifestyle and possibilities it offers.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.





ENTRANCE HALL

9' 0" x 5' 5" (2.74m x 1.65m) With UPVC double glazed opaque windows and door, laminate flooring, radiator and door to the living room.

LIVING ROOM

13' 2" x 12' 3" (4.01m x 3.73m) With UPVC double glazed bow window to the front elevation, radiator, coving to the ceiling, open fireplace and door to the dining room.

DINING ROOM

10' 0" x 9' 5" (3.05m x 2.87m) Open plan to the kitchen breakfast room, laminate flooring and doors to inner hallways.

KITCHEN BREAKFAST ROOM

12' 11" x 7' 9" (3.94m x 2.36m) Fitted with a range of wooden wall and base units with a work surface incorporating a 1½ bowl sink unit with a stainless steel mixer tap, tiled splashbacks, undercounter spaces for a dishwasher, washing machine and tumble dryer. Spaces for a freestanding cooker and for a fridge freezer. Fitted extractor hood, tiled floor, breakfast bar, radiator, wall mounted gas fired, central heating boiler, UPVC double glazed windows to the front and rear elevations overlooking the garden and UPVC double glazed opaque door to the conservatory.



CONSERVATORY

9' 11" x 7' 10" (3.02m x 2.39m) Brick and uPVC double glazed construction with a polycarbonate roof, doors onto the patio area at the rear, wall light points, tiled floor, and uPVC double glazed patio door to bedroom 3/Study.



INNER HALLWAY ONE

With tiled floor, radiator, built-in storage with sliding doors and doors to the garage and to bedroom 3/study.

BEDROOM THREE / STUDY

10' 7" x 6' 5" (3.23m x 1.96m) With UPVC double glazed sliding patio doors to the conservatory, built-in wardrobe and radiator.

INNER HALLWAY TWO

With access to the loft, laminate flooring, doors to the bathroom and two further bedrooms.

BEDROOM ONE

11' 4" x 10' 9" (3.45m x 3.28m) With UPVC double glazed window to the front elevation, radiator and airing cupboard housing the hot water cylinder.

BEDROOM TWO

10' 10" x 8' 2" (3.3m x 2.49m) With UPVC double glazed window to the rear elevation and radiator.

BATHROOM

6' 0" x 5' 9" (1.83m x 1.75m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with a mains fed shower over, tiled splashbacks, extractor, radiator, wall mounted blow heater and UPVC double glazed opaque window to the rear elevation.





OUTSIDE

To the front there is a low maintenance, gravelled, garden and driveway, providing off street parking and access to the garage. There is gated access leading to the rear which is mostly lawn with paved patio areas, fencing to the perimeters and a shed.

GARAGE

15' 2" x 8' 3" (4.62m x 2.51m) Having an up-and-over door, power, lighting, and an integral door into the property.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

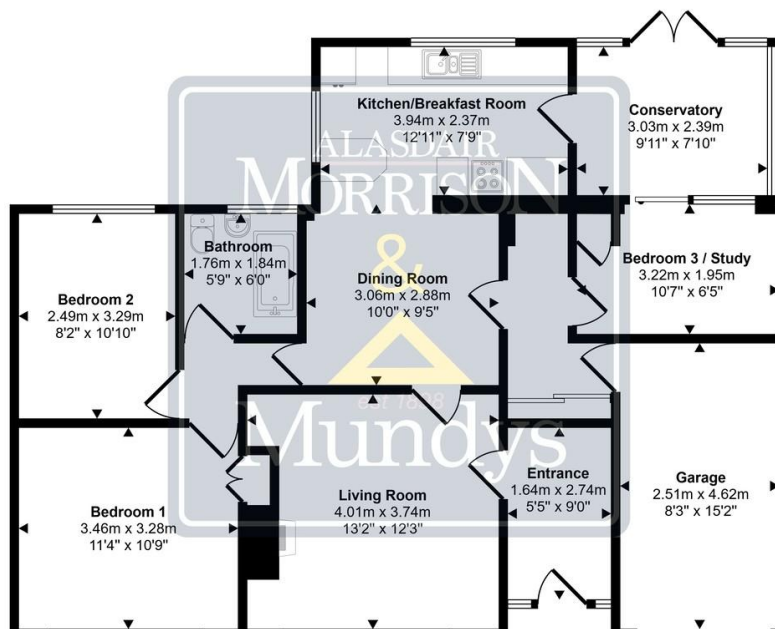
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Approx Gross Internal Area
99 sq m / 1060 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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