



15 Kingsway

Balderton, NG24 3DJ



Book a Viewing

£285,000

Tucked away in a tranquil cul-de-sac on a generous corner plot, this beautifully refurbished link detached home offers the perfect blend of modern luxury and timeless charm. Recently transformed through extensive renovations, it presents a true turnkey opportunity for those seeking style, comfort and convenience. The newly laid driveway has space for up to three vehicles and includes an EV charger. The 28ft insulated tandem garage is ideal for storage, a workshop or future conversion (subject to regulations if required). The south west facing rear garden is a haven for nature lovers and for outdoor entertaining. The ground floor begins by stepping inside to a welcoming entrance hall that flows into the living room, complete with a bespoke media wall and modern electric fire. At the heart of the home lies the luxurious breakfast kitchen, great for both everyday living and entertaining. Featuring premium quartz work surfaces, integrated AEG appliances and elegant sandstone flooring extending into the snug and patio. Bifold doors invite the outdoors in during warmer months, perfect for summer gatherings, whilst a stable door leads to a practical utility room with rear garden access. The snug offers a cosy retreat, enhanced by a log burning stove with sandstone hearth, and French doors leading to a bright conservatory, for year-round relaxation.

To the first floor, the newly installed modern bathroom contains a rain head shower over the bath, heated LED storage mirror, basin and vanity storage unit and low flush WC. The master bedroom has fitted sliding wardrobes, and the third bedroom has a fitted wardrobe and cabinet. Carpets have been newly fitted throughout in October 2025. New combi boiler, radiators and smart heating installed in 2023.

This is a rare opportunity to secure a home that combines modern elegance with practical living in a sought-after location. Early viewing is highly recommended to fully appreciate the quality of property on offer.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

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 wide range of everyday amenities including, local lake and parkland, two primary schools, two secondary schools, a sixth form college and a range of local independent shops and high street supermarkets, a post office, doctor's surgery, dentist, gym and local pubs and cafes. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.



ENTRANCE HALL

With uPVC double glazed opaque windows to both sides and to the front elevation, uPVC double glazed opaque door, radiator, inset entrance mat, stairs to the first floor and door to the living room.

LIVING ROOM

13' 1" x 10' 7" (3.99m x 3.23m) With newly laid carpet, uPVC double glazed window to the front elevation, radiator, media wall housing a 65" Television and modern electric fire, and bi-folding doors to the rear of the house.

KITCHEN BREAKFAST ROOM SNUG

25' 3" x 8' 2" plus recess (7.7m x 2.49m) The recently installed shaker style units and breakfast bar is topped with quartz work surfaces and a tiled splashback, incorporating a Belfast sink and instant boiling tap. Fitted and integrated AEG appliances include induction hob, extractor hood, double oven, microwave, dishwasher and fridge freezer. The dining area contains aluminium bifold doors providing access to the patio and plenty of light and air in the warmer months. The log burning stove provides a cosy heat in the colder months and features matching tiling to the kitchen splashback and matching sandstone hearth to the flooring. A sandstone floor throughout the kitchen and patio provide a seamless flow from inside to outside. A double uPVC door leads through to the conservatory.



CONSERVATORY

9' 6" x 8' 1" (2.9m x 2.46m) With brick and uPVC double glazed construction, laminate flooring and glass roof.



UTILITY ROOM

10' 4" x 3' 8" (3.15m x 1.12m) With uPVC double glazed window to the side elevation and uPVC double glazed door to outside, bespoke built-in boiler cupboard, second storage cupboard, washing machine and dryer.

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to the partially boarded loft, doors to the bedrooms and to the bathroom.

BATHROOM

6' 0" x 5' 3" (1.83m x 1.6m) Newly fitted three-piece suite comprising of low-level WC, basin and vanity, heated LED mirror (with storage and integrated shaver socket), bath with a rain head shower and separate shower head attachment, heated towel rail, tiled walls, extractor, inset spotlights, glass shower screen, and uPVC double glazed opaque window to the rear elevation.



MASTER BEDROOM

12' 5" x 9' 6" (3.78m x 2.9m) With uPVC double glazed window to the front elevation, radiator, housing a king size bed and fitted sliding door wardrobes that provide extensive storage.

BEDROOM TWO

10' 4" x 8' 4" (3.15m x 2.54m) Double bedroom. uPVC double glazed window to the rear elevation and a radiator.



BEDROOM THREE

6' 8" x 6' 6" (2.03m x 1.98m) Single bedroom. uPVC double glazed window to the side elevation, radiator, feature tongue and groove panelling, built-in bespoke cabinetry and wardrobe.

OUTSIDE

At the front, there is a newly resurfaced driveway providing off street parking, EV charging and access to the tandem garage. Gated access at the side leads to the rear garden which has been landscaped with lawn, is home to a large variety of trees, shrubs and fruit bushes, sandstone paved patio area, a glass greenhouse, raised vegetable beds, established borders, a wildlife pond, power points and outside tap.

TANDEM GARAGE

28' 8" x 8' 8" (8.74m x 2.64m) Having a newly installed up-and-over door, insulated and finished walls and ceiling, PVC floor tiles, with light and power.



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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

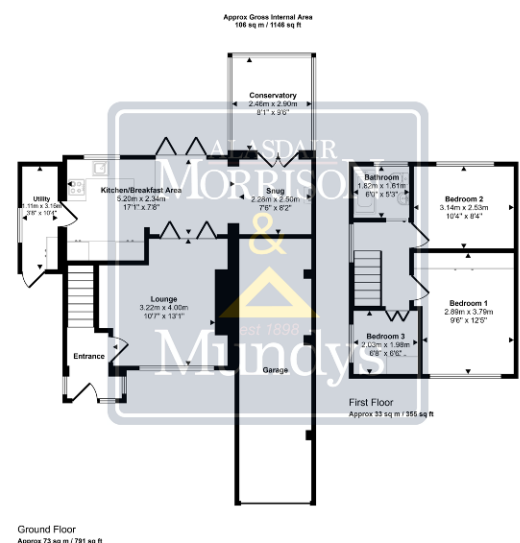
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