



10a Glovers Lane, Balderton,  
Nottinghamshire, NG24 3LW

**£450,000**  
Tel: 01636 611811

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The living accommodation has the benefit of replacement uPVC double glazed windows and a gas fired central heating system which had a new Ideal combination boiler fitted in 2021. The accommodation comprises a spacious entrance hallway, a superb open plan living kitchen with refitted kitchen units with integral appliances and an island unit. The 20' lounge has a feature fireplace and a set of bi-fold patio doors to the front leading to the sheltered patio. A set of centre opening doors lead to a separate dining room.

Bedroom One is a double room with walk in wardrobe and a refitted shower room en-suite. Bedroom Two is a double bedroom with a refitted shower room en-suite. Bedroom Three is a further double bedroom and Bedroom Four is a single bedroom currently used as a dressing room. Additionally there is a family bathroom which has been refitted with a white suite including a Butler's style sink and a freestanding roll top double ended bath.

The bungalow is presented to a very high standard with new carpets and floor coverings including high quality tiling to the hallway and living kitchen. Additionally, all the rooms have been redecorated.

This large bungalow would be ideal for those looking to downsize and would also comfortably accommodate a growing family who require a home with accessible accommodation all on ground floor level. The property is approached through centre opening wooden gates set in a curved 6' high front boundary wall, allowing a good degree of privacy and access to a spacious driveway with ample off-road parking. The garden is south facing and a particular feature of the property. It is pleasantly landscaped and laid with lawn with patio areas.

Glover Lane is a no through road and the property is situated in the top corner of this short village street. Located in the 'old part' of Balderton village, close to the church and to local amenities. Local amenities include a Tesco Express store, Sainsbury's and Lidl supermarkets. The village also offers a variety of local shops which include a pharmacy, butcher's shop, greengrocer's, cafe and travel shop. Additionally there is a medical centre with doctor's

surgery, two primary school and the Newark High secondary school. Nearby Newark has great shopping facilities including an M&S food hall. Also here are Aldi, Asda, Morrisons and Waitrose supermarkets. Newark North Gate railway station has fast trains connecting to London King's Cross with a journey time of approximately 75 minutes. Newark and Balderton are well served by regular low floor bus services. Nottingham, Lincoln, Leicester, Sleaford and Retford are all within commuting distance. There are nearby access points to the A1 and A46 dual carriageways.

The bungalow is constructed of brick elevations under a tiled roof covering and the living accommodation can be described in more detail as follows:

#### **ENTRANCE HALL**

Replacement composite double glazed front entrance door, attractive grey stone effect ceramic floor tiling, LED downlights, designer radiator.

#### **OPEN PLAN LIVING AND DINING KITCHEN**

29'5 x 15'3 (8.97m x 4.65m)

Narrowing to approximately 11' width in the dining area.



Refitted in 2022 with a range of stylish matt grey finish kitchen units comprising base cupboards and drawers with contrasting laminated working surfaces above with splash back returns. Integrated appliances include Lamona electric

oven and microwave and tall fridge/freezer. Additionally there is an island unit with base cupboards, working surfaces over extending to provide a breakfast bar and there is an inset Lamona electric induction hob with extractor over. Marble style large format ceramic floor tiles. This spacious kitchen offers ample living and dining space with a set of double glazed patio doors to the rear elevation. UPVC double glazed window to the front elevation. Radiator.





### UTILITY ROOM

With plumbing and space for automatic washing machine and Ideal combination central heating boiler fitted new in 2021.

### LOUNGE

20'4 x 12'7 (6.20m x 3.84m)  
Narrowing to 8'2 width



At the rear of the room there are centre opening doors leading to the dining room, two radiators, feature fireplace with stylish split faith stone tiling and a wood burning stove. Bi-folding double glazed patio doors to the front

elevation lead to the covered patio, LED ceiling lights, stylish wood effect vinyl flooring.



### DINING ROOM

12'8 x 8'4 (3.86m x 2.54m)



UPVC double glazed picture window to the rear elevation, quality wood effect vinyl flooring, LED ceiling lights, and radiator. Double doors leading to lounge, this room is currently used as a bar.

### BEDROOM ONE

13'3 x 12'7 (4.04m x 3.84m)



With uPVC double glazed window to the front elevation, radiator, LED ceiling lights and a walk in wardrobe with wall mounted shelving.

### EN-SUITE SHOWER ROOM



Recently refitted with a white suite comprising low suite WC, wash hand basin and gloss white vanity cupboard below, double shower cubicle with glass screen and sliding doors and a wall mounted shower. There are LED ceiling lights, extractor fan and heated towel rail. Large format grey fully tiled walls and white ceramic floor tiles.

### BEDROOM TWO

14'3 x 13'4 (4.34m x 4.06m)



Overall measurement.

With radiator, uPVC double glazed window to the rear elevation and LED ceiling lights.

### EN-SUITE SHOWER ROOM



Refitted with a white suite comprising low suite WC, wash hand basin with vanity cupboard below, shower cubicle with glass screen, tiled wall and a wall mounted overhead shower. Large format grey full wall tiling and white ceramic tiling to the floor. Towel radiator and shaver point.

### BEDROOM THREE

13'4 x 10' (4.06m x 3.05m)



With radiator, uPVC double glazed window to the rear elevation.

### BEDROOM FOUR/DRESSING ROOM

9' x 6'5 (2.74m x 1.96m)

UPVC double glazed window to rear elevation, fitted wardrobes with hanging rails and extensive shelving.

### FAMILY BATHROOM

8'12 x 6' (2.44m x 1.83m)



Recently refitted with a white suite comprising low suite WC, Butler's style sink with gloss white vanity unit below,

freestanding roll top double ended bath and freestanding chrome mixer tap with shower attachment. Extractor fan, uPVC double glazed window to rear elevation, LED ceiling lights heated chrome wall mounted ladder design towel radiator. Attractive stone effect ceramic floor tiles complimented by lighter grey fully tiled, large format, wall tiles with a glass mosaic feature wall.

### OUTSIDE



The property is approached through centre opening wooden gates in a curve 6' high brick built boundary wall leading to a level driveway with a level surface and ample parking for three vehicles.

## SINGLE GARAGE



A concrete sectional garage with up and over door suitable for additional parking or storage. The south facing garden is laid to lawn with a paved area in the centre and granite chip gravelled border. Connecting to the front of the bungalow is a large paved patio terrace with a patio shelter providing a covered area, constructed with brick elevations under a tiled roof measuring 9' x 9' with a uPVC double glazed window and openings to the front and side.

Gravelled pathways lead along the side of the property to a narrow courtyard with a gravelled surface located at the rear of the bungalow.



## TENURE

The property is freehold.

## SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired and had a new Ideal combination boiler fitted in 2021.

## MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## VIEWING

Strictly by appointment with the selling agents.

## POSSESSION

Vacant possession will be given on completion.

## COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.

### Ground Floor

Approx. 153.6 sq metres (1653.8 sq. feet)



Total area: approx. 153.6 sq. metres (1653.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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Surveyors, Estate Agents, Valuers, Auctioneers