



**Manthorpe Lodge, 141 Main Street,
Balderton, Newark, NG24 3PB**

Guide Price £750,000

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

**** Guide Price £750,000 - £775,000 ****

Manthorpe Lodge, a fine late Georgian four bedroom family home which has been refurbished throughout stands on a substantial frontage in the old part of Balderton village with enchanting grounds extending to 0.6 acre or thereabouts. The principal accommodation is south facing and the tall sash windows provide substantial daylight to the rooms.

The living accommodation is well designed for a modern family lifestyle and includes, on the ground floor, a reception hall, inner hall, a well appointed cloakroom with WC, drawing room, family sitting room, dining room garden room which is rebuilt and features bifolding patio doors, kitchen which is refurbished with good quality new units, Quartz working surfaces and appliances. Moving to the first floor there is a spacious landing leading to four family sized double bedrooms and well appointed bathroom and separate WC which are both refitted with good quality suite and tiling.

Outside, to the frontage, there is a boundary wall and wrought iron railings and a set of electrically operated centre opening gates leading to the driveway and ample parking space for several vehicles. The beautiful gardens, which are laid to lawn, with a variety of mature trees and hedgerows enjoy a high degree of privacy and extend to 0.6 acre or thereabouts. The rear most part of the garden has charming lakeside views.

In recent years the property has been subject to a thorough programme of modernisation including electrical rewire, new gas fired central heating system and boiler, new plumbing, new kitchen, bathroom and WCs. Additionally the property is well presented and has been tastefully redecorated and has new floor coverings throughout.

This home would be ideal for a family, professional couple or those seeking a period home set in large gardens close to a range of excellent local amenities. Viewing is highly recommended.

The property is within the old part of Balderton village where there is a range of local amenities including a

supermarket, modern medical centre, good primary and secondary schools. Access points to the A1 and A46 dual carriageways are nearby and can be easily accessed. There are regular bus services to Newark town centre and good access to Newark Northgate railway station with regular train services connecting to London King's Cross with journey times just over 75 minutes. Also trains travelling north to Leeds and York are readily available. Newark Castle station provides rail services to Lincoln and Nottingham. Newark has excellent shopping facilities including Waitrose, Asda, Aldi and Morrisons supermarkets and an M&S food hall.

The property is constructed of brick elevations under a pantiled roof covering. The garden room extension is recently rebuilt with a steel frame and has a flat roof. Heating is provided by a new gas fired central heating system with a high capacity Viessman boiler. The living accommodation is laid out over two levels and a more detailed description is provided as follows:

GROUND FLOOR

RECEPTION HALL

12'10" x 6'10 (3.91m x 2.08m)



Engineered oak flooring, radiator, wall lights, opening into inner hall



INNER HALL

7'4 x 10'8 (2.24m x 3.25m)
(plus 7'5 x 2'11)



Portico entrance, panelled front entrance door with a fine period window above.

CLOAKROOM



Refurbished with new suite and tiling including a low suite WC, a Utopia, Butlers style sink with vanity cupboard below. Fully tiled walls incorporating recessed shelving with feature mosaic tiles, ceramic tile floor, PVC ceiling incorporating LED lights. traditional style Silla radiator, uPVC double glazed window

DRAWING ROOM

18' x 16'11 (5.49m x 5.16m)



two tall box sash windows to front elevation and a set of uPVC double glazed French doors to the east side elevation. Three radiators, two wall lights, attractive marble tile fireplace and hearth housing a Living Flame gas fire.



FAMILY SITTING ROOM

13'5 x 12'10 (4.09m x 3.91m)



Original box sash window with shutters to the front elevation, radiator. Marble fireplace and hearth housing a Living Flame gas fire. Picture rail, ceiling beams.



DINING ROOM

12'11 x 12'1 (3.94m x 3.68m)



Recess LED ceiling light, original box sash window with shutters to front elevation, good quality vinyl Click flooring, radiator, built in original floor to ceiling cupboards. Former fireplace opening with wooden beam over.

PANTRY

12'11 x 4'5 (3.94m x 1.35m)

Wall mounted electrical consumer unit, wall mounted shelving, Viessmann Vitodens 111W combination gas central heating boiler operation a hot water holding tank.

KITCHEN

13'11 x 11'11 (4.24m x 3.63m)



UPVC double glazed window to side elevation, new wood framed double glazed door and window to the rear giving access to the driveway and garden.

The kitchen units were refitted in 2023 with a range of good quality Shaker design units with a light parchment finish complimented by brass handles. These include a range of base cupboards and draws with Quarts working surfaces above with Belfast sink with a designer copper mixer tap. there are eye level wall mounted cupboards. integral appliances include a Bosh fridge freezer and dishwasher and a Hoover automatic washing machine



There are LED ceiling lights, under unit and plinth lights. Separate double base unit with cupboards quarts working surface over extending to provide a breakfast bar. Two feature hanging lights over, space for cooking range with extractor over. Built in original bread oven feature, good quality vinyl Click flooring.



GARDEN ROOM

17'9 x 10'8 (5.41m x 3.25m)



This room has been rebuilt with a new flat roof incorporating atrium style roof lantern. There are LED ceiling lights, two radiators, double glazed bi-folding patio doors with a graphite finish giving access to the rear garden. Good quality vinyl Click flooring

FIRST FLOOR

LANDING

26'7 x 2'11 (8.10m x 0.89m)
(plus 7'5 x 3'5)



A spacious split level landing area, loft access hatch, wall lights.

PRINCIPAL BEDROOM

16'11 x 13' (5.16m x 3.96m)



Two box sash windows to front elevation, one box sash window to the east. Side elevation. Original fireplace, three radiators, recess with period hanging rail, shelf and hooks.



BEDROOM TWO

12'11 x 11'10 (3.94m x 3.61m)



Box sash window to front elevation, radiator, fitted wardrobes incorporation two double wardrobes and cupboards over the bed space.

BEDROOM THREE

13'1 x 13' (3.99m x 3.96m)



Box sash window to front elevation, radiator, original cast iron fireplace and wooden fire surround.

BEDROOM FOUR

14' x 12'1 (4.27m x 3.68m)



Two uPVC double glazed windows to rear elevation, radiator, loft access hatch.

WC

5'11 x 3'4 (1.80m x 1.02m)



Recently refitted and very well appointed with a Villeroy & Boch white suite including a low suite WC and corner wash and basin. High quality fully tiled walls, incorporating two recessed shelves, LED strip lights, ceramic tile floor, PVC ceiling incorporating LED lights, uPVC double glazed window, designer traditional style radiator.

FAMILY BATHROOM

9' x 7'1 (2.74m x 2.16m)



Very well appointed with a refitted white suite including a

Villeroy & Boch bath and Butlers sink with quality vanity unit under with draw. Double shower enclosure, fully tiled, walls, glass shower screen and doors, rain shower and tanned shower, fully tiled walls and tiled floor, PVC ceiling panels incorporating extractor fan and LED lights. Box sash window to front elevation, designer radiator.



OUTSIDE



The property is well positioned on a 0.6 acre plot. To the frontage there is a brick boundary wall with wrought iron railings and hand gate, giving access to a pathway to the front entrance and also extending along the front of the house. The front gardens are planted with trees and

shrubs. A set of centre opening wrought iron electrically operating gates give access to the driveway which extends along the side of the house and leads to a hard standing area at the rear. There is ample parking for several vehicles.



DOUBLE GARAGE

Electrically operated up and over door, light.



On the east side of the frontage there are spacious gardens, laid to lawn and well screened by a variety of trees and shrubs. the majority of the gardens extend to the rear of the property, these are mature and secluded, laid mostly to lawn and planted with a variety of mature trees and shrubs. Moving to the end of the garden there are lovely views over the adjoining lake.

There could be development potential on the land subject to relevant planning permissions.



AGENTS NOTE

The wooden lakeside terraced area is not within the property Title.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

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.

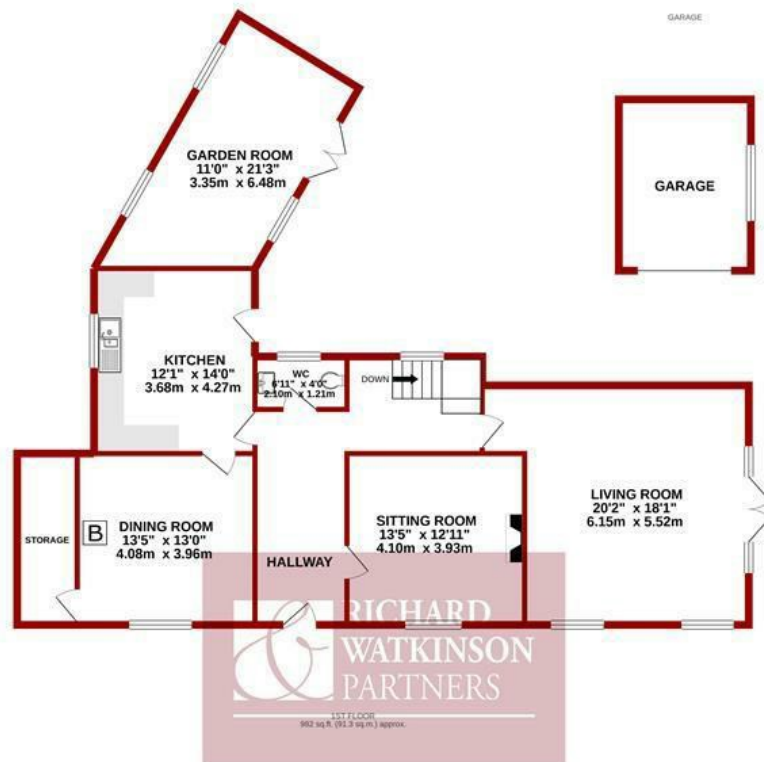
VIEWING

Strictly by appointment with the selling agents.

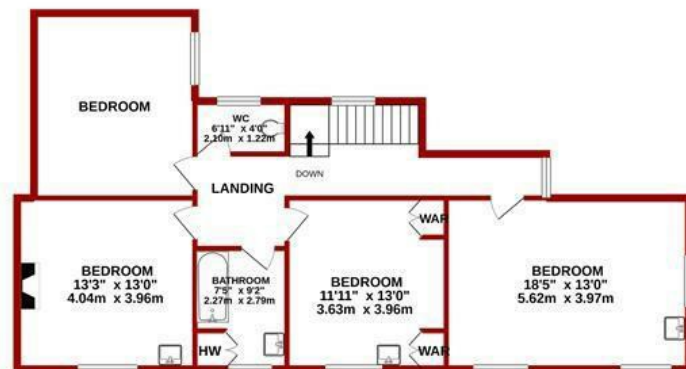
COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band F

GROUND FLOOR
1318 sq.ft. (122.2 sq.m.) approx.



FIRST FLOOR
902 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2427 sq.ft. (225.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers