



15 Mead Way, Balderton, Newark, NG24
3GA

Offers Over £275,000

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Well positioned on Mead way, this beautifully modernised detached family home offers an exceptional living experience. With four well-proportioned bedrooms and two bathrooms, this property is perfect for families seeking both space and comfort.

Upon entering, you are greeted by a welcoming entrance hall with WC, leading to an open plan lounge and dining room, creating an inviting atmosphere for both relaxation and entertaining. The quality conservatory extension enhances the living space, allowing natural light to flood in and providing a delightful view of the garden. The kitchen, fitted with new units and appliances in 2024, is both stylish and functional. Additionally, a useful office/utility room adds practicality to the home, catering to modern family needs and offering space for those who work from home.

The first floor boasts four generously sized bedrooms, ensuring ample space for family members or guests. The master bedroom features an en-suite shower room, while a family bathroom, recently refitted in 2023 with a well appointed white suite, serves the remaining bedrooms with ease.

Outside, the property is equally impressive. A new resin surfaced driveway, completed in 2025, provides parking for two vehicles, while the secluded landscaped rear garden is a lovely outdoor space. The Indian sandstone patio offers a perfect spot for outdoor dining or simply enjoying the surroundings.

With a new gas central heating boiler installed in 2023 and uPVC windows throughout, this home combines modern conveniences with efficient running costs. Additionally, the house has been redecorated and new floor coverings fitted, creating an ideal home for couples or larger families alike.

Balderton is a village situated within 3 miles of Newark town centre and commuting distance of Nottingham and Lincoln. Local amenities include Sainsburys, Lidl and Tesco stores, a medical centre, pharmacy, post office and three public houses. The village has two primary schools and the Newark Academy. There are nearby access points for the

A1 and A46 dual carriageways. Fast trains are available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes

This modern detached house is constructed of brick elevations under a tiled roof covering. There is a uPVC double glazed conservatory extension. The windows are replacement uPVC double glazed units, the central heating system is gas fired and a new boiler was installed in September 2023. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

15'10 x 3'1 (4.83m x 0.94m)

Composite double glazed front entrance door, radiator, laminate floor covering, staircase rising to first floor.

WC

5'1 x 2'6 (1.55m x 0.76m)

White suite comprising low suite WC, wash hand basin with mixer tap with gloss white vanity unit under. Extractor fan, laminate floor covering.

LOUNGE

14'3 x 11'9 (4.34m x 3.58m)



Laminate floor covering, television point, double panelled radiator, open plan to dining room, uPVC double glazed French doors leading to conservatory.



DINING ROOM

10'11 x 7'7 (3.33m x 2.31m)



UPVC double glazed window to rear elevation, radiator, laminate floor covering, storage cupboard under stairs.

CONSERVATORY

11'2 x 10'2 (3.40m x 3.10m)



UPVC conservatory built on a brick base with a polycarbonate roof covering. Laminate floor covering, uPVC double glazed door giving access to the landscaped rear garden.

OFFICE/UTILITY ROOM

9'11 x 7'7 (3.02m x 2.31m)
(plus 5'6 x 5'1)

UPVC double glazed window to front elevation, fitted units with base cupboards and drawers and working surfaces over. Laminate floor covering, radiator, three double power points. Plumbing for automatic washing machine, wall mounted Ideal Logic Max Gas Combination boiler installed in September 2023. Wooden double glazed side entrance door.

KITCHEN

15'5 x 7'7 (4.70m x 2.31m)



Ceramic tiled floor covering, uPVC double glazed window to front elevation. New kitchen units were fitted in 2024 comprising a range of gloss finish cappuccino coloured base cupboards and drawers with working surfaces over and an inset stainless steel one and a half bowl sink and drainer with mixer tap. There are metro style tiles to splashbacks. Tall storage cupboard with shelving and eye level wall mounted cupboards. Plumbing and space for automatic washing machine. A range of integral appliances include Karinear induction hob, Hotpoint electric oven and extractor, a tall fridge freezer. Five double power points and one single power point finished with brushed aluminium front. Space for a small dining table.



FIRST FLOOR

LANDING

9'7 x 4'2 (2.92m x 1.27m)
(plus 7'5 x 5'11)

UPVC double glazed window to side elevation, single powerpoint, radiator, built in cupboard with latted shelving. Loft access hatch giving access to the loft space which is boarded and has a light.

BEDROOM ONE

10'1 x 9'2 (3.07m x 2.79m)



UPVC double glazed window to front elevation, built in double wardrobe, radiator, two double power points with USB and brushed aluminium fronts.

EN-SUITE SHOWER

5'8 x 4'9 (1.73m x 1.45m)



Fitted with a white suite comprising low suite WC, pedestal wash hand basin, shower cubicle with tiled walls and Mira Zest electric shower over with sliding screen doors. Extractor fan, radiator, tiling to splashbacks.

BEDROOM TWO

12'6 x 8' (3.81m x 2.44m)



Television point, two double power points with brushed aluminium fronts, radiator, uPVC double glazed window.

BEDROOM THREE

11'3 x 7'1 (3.43m x 2.16m)



UPVC double glazed window to rear elevation, radiator, double power point with brushed aluminium front.

BEDROOM FOUR

11' x 6'2 (3.35m x 1.88m)

UPVC double glazed window to rear elevation, radiator.

FAMILY BATHROOM

7'7 x 5'10 (2.31m x 1.78m)



This room is well appointed with a white suite which was newly fitted in 2023. This includes a low suite WC, wash hand basin with mixer tap and a gloss white vanity cupboard under. Panelled bath with wall mounted chrome, rain and hand shower fitting over, glass shower screen and tiling to splashbacks. UPVC double glazed window to rear elevation, Expelair extractor fan, wall mounted heated chrome towel radiator.

OUTSIDE



To the frontage there is a driveway with a resin surface new in 2025, this allows ample parking for two vehicles. There is a block paved pathway to the front of the house with a wrought iron side gate and pathway leading to the rear of the house. The landscaped rear garden is enclosed with close boarded wooden fences to the boundary. A block paved patio terrace extends from the rear of the house to the rear boundary. A low maintenance garden area is laid with Astroturf and well stocked flower borders. Block paved pathways extend along the rear and side of the house giving access to the frontage. There is a useful outside tap. The garden has been laid out and landscaped to a high standard and offers a good degree of privacy and safe play area for children or pets.

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 a new boiler was installed in September 2023.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

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.

COUNCIL TAX

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

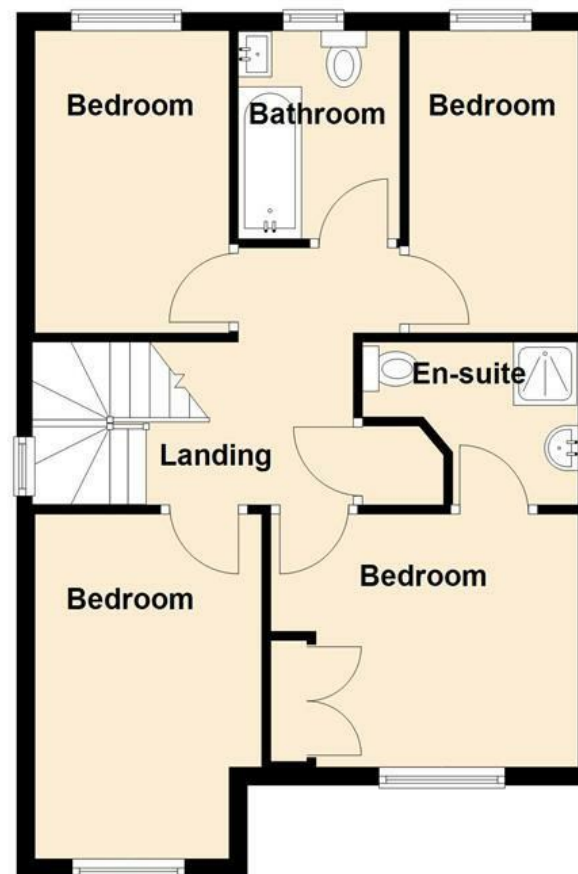
Ground Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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