



wards
estate agents

141 Main Street
Balderton, Newark, NG24 3PB

Guide price £700,000

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Guide Price £700,000 - £725,000- POTENTIAL DEVELOPMENT OPPORTUNITY!
UNIQUE OPPORTUNITY- OFFERED WITH NO CHAIN & IMMEDIATE POSSESSION!!

Internal viewing is absolutely imperative to fully appreciate Manthorpe Lodge! Enjoying a superb, enviable roadside presence in the old part of Balderton Village this impeccably presented & fully refurbished late Georgian FOUR DOUBLE BEDROOM FAMILY RESIDENCE provides over 2600 sq ft of versatile living space and stands in stunning landscaped grounds extending to around 0.6 acres, with POTENTIAL FOR DEVELOPMENT (subject to consents).

Located close to local amenities, highly regarded schooling, bus services & excellent road/train commuter links via A1/A46 and Newark Northgate Station with regular service to LONDON KING'S CROSS in approx 75 mins!!

Meticulously presented and stylish sensitively decorated interior retains a wealth of charm & original features including sash box windows. Benefits from new gas CH system & boiler, rewiring & replastering. Includes a welcoming reception hallway, fully tiled cloakroom/WC, charming sitting room, formal dining room, elegant reception room and impressive breakfasting kitchen with original bread oven & leads to the splendid rebuilt garden room with feature lantern roof & bi fold doors onto the patio & gardens. On the first floor, feature split landing leads to the principal bedroom with feature fireplace, three further double bedrooms and exquisite fully tiled family bathroom with high quality 3 piece suite and separate fully tiled WC.

Front established & mature stocked garden. Double wrought iron gates(electronically operated) give access to the sweeping driveway with superb hard standing for several vehicles, camper van or caravan space + double garage. On the east side generously proportioned beautiful landscaped gardens. Manicured lawns which are well screened by a variety of mature trees and shrubs. Perimeter stunning views over the adjoining lake.

Additional Information

Constructed in brick with pan tiled roof replaced approx 2015

Newly installed Gas Central Heating system in 2020 with certification Viessmann Vitodens 111W Combination boiler 2020 with 5 yr warranty/annually serviced

Part uPVC Double Glazed windows installed in 2020 with certification

Original Georgian single glazed sash windows mostly to front

Rewired in 2020 with certification

Wired smoke alarm system

Security alarm system

Gross Internal Floor Area- 244.5Sq.m/2631.5Sq.Ft.

Council Tax Band -F (Newark & Sherwood District Council)

Secondary School Catchment Area - The Newark Academy





Additional Information

The wooden lakeside terraced area to the perimeter of the rear gardens is not within the property Title but tended by the vendor.

It is thought that the Lake itself is owned by The Railway, but this is unconfirmed.

Public footpath to the West side of the property boundary.

The vendor is a personal friend of the Director at Wards Estate Agents

Welcoming Reception Hall

12'11" x 6'11" (3.94m x 2.11m)

Portico entrance, panelled front door with period window. Engineered oak flooring, subtle wall lights. Opens into inner hall.

Charming Sitting Room

13'5" x 12'11" (4.09m x 3.94m)

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

Inner Hall

18'1" x 7'5" (5.51m x 2.26m)

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

Elegant Reception Room

18'1" x 16'11" (5.51m x 5.16m)

Stunning family reception room with two front aspect tall box sash window, plus uPVC double glazed French doors to the east side elevation. Subtle wall lighting. Marvellous marble tile fireplace & hearth with living flame gas fire.

Fully Tiled Cloakroom/WC

5'10" x 3'10" (1.78m x 1.17m)

Refurbished with new 2 piece suite and tiling including a low suite WC, a Utopia, Butlers style sink with vanity cupboard below. Recessed shelving with feature mosaic tiles & lighting. Ceramic tile floor, uPVC ceiling +LED lights. traditional style Silla radiator.

Formal Dining Room

13'2" x 12'11" (4.01m x 3.94m)

Front aspect feature original box sash window with shutters. Stylish quality vinyl Click flooring. Original character floor to ceiling crockery cupboards and fabulous former inset fireplace with wooden mantle beam. Recess LED lighting.

Pantry/store

12'11" x 4'6" (3.94m x 1.37m)

Splendid pantry provides surplus storage with useful shelving. New consumer unit 2020. Viessmann Vitodens 111W Combination gas central heating boiler with hot water holding tank.

Impressive Kitchen/Breakfast Room

14'0" x 11'11" (4.27m x 3.63m)

Refitted in 2023 with superb Shaker design base, wall and drawer units with a light parchment finish complimented by brass handles. Quartz working surfaces with Belfast sink/designer copper mixer tap. Dual fuel Range Cooker/5 ring gas & double electric oven with extractor above. Splendid feature inset original bread oven. Integral Bosch fridge freezer, dishwasher & Hoover washer. LED ceiling /under unit/plinth lighting. Breakfast seating bar with useful cupboards below & 2 feature hanging lights over. Attractive vinyl click flooring. Side uPVC window, rear window & new wood framed double glazed door gives access to the driveway and glorious gardens

Splendid Garden Room

18'4" x 10'7" (5.59m x 3.23m)

This room has been rebuilt with a new flat roof incorporating atrium style roof lantern. LED ceiling lights, double glazed bi-folding patio doors with a graphite finish giving access to the amazing gardens. Stylish vinyl Click flooring.

First Floor Landing

26'7" x 7'3" (8.10m x 2.21m)

A spacious split level landing area with wall lighting. Access to the insulated loft space.





Principal Bedroom

16'11" x 13'0" (5.16m x 3.96m)

Beautifully presented main bedroom with side and East aspect box sash windows. Charming original feature fireplace. Recess with period hanging rail, shelf and hooks.

Front Double Bedroom Two

13'3" x 13'0" (4.04m x 3.96m)

Feature Box sash window to front aspect. Range of two double fitted wardrobes + overbed cupboards.

Front Double Bedroom Three

13'0" x 11'11" (3.96m x 3.63m)

Feature Box sash window to front aspect. Original cast iron fireplace and wooden fire surround.

Rear Double Bedroom Four

13'10" x 12'1" (4.22m x 3.68m)

Two uPVC double glazed windows to rear elevation enjoying views over the gardens. Access to additional insulated loft space.

Exquisite Family Bathroom

9'0" x 7'1" (2.74m x 2.16m)

Very well appointed being fully tiled and with refitted white suite including a Villeroy & Boch bath and Butlers sink set in quality Walnut gloss vanity unit. Fully tiled double shower enclosure with glass shower screen/doors & mains rainfall shower/attached hose shower. Tiled floor, PVC ceiling panels incorporating extractor fan /LED lights. Box sash window to front aspect, designer radiator.

Fully Tiled Separate WC

6'0" x 3'5" (1.83m x 1.04m)

Recently refitted with a Villeroy & Boch white suite including a low suite WC and corner wash hand basin. Recessed shelves, LED strip lights, ceramic tile floor, PVC ceiling incorporating LED lights, uPVC double glazed window, designer radiator.

Detached Double Garage

17'8" x 15'11" (5.38m x 4.85m)

Electrically operated up and over door, lighting and power.

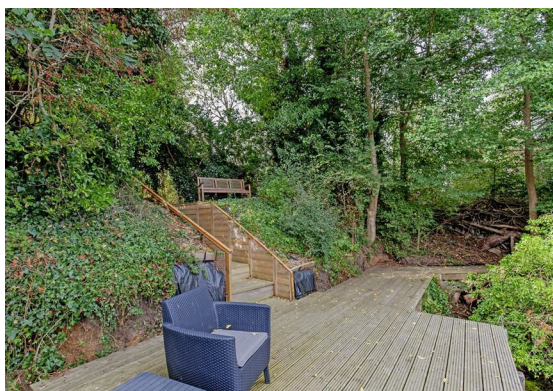
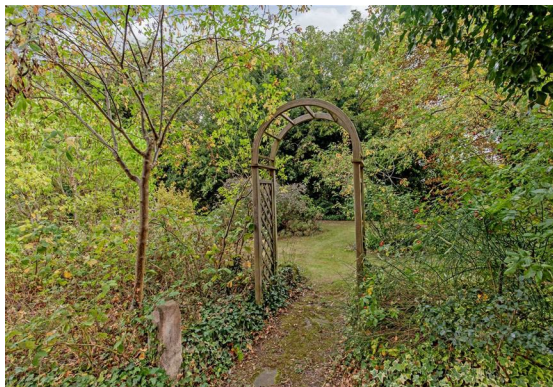
Outside

Manthorpe Lodge sits within a stupendous, fully landscaped 0.6 acre garden plot which has development potential (subject to consents) Front brick boundary wall with wrought iron railing/hand gate to path up to the front entrance. Well established & attractive mature stocked garden. Front double wrought iron electrically operating gates give access to the

School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.



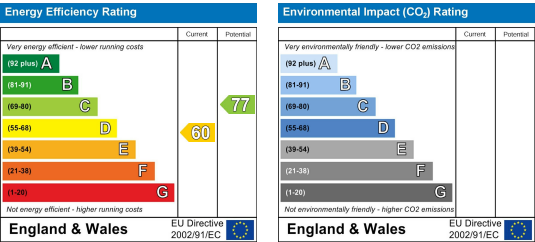
Floor Plan



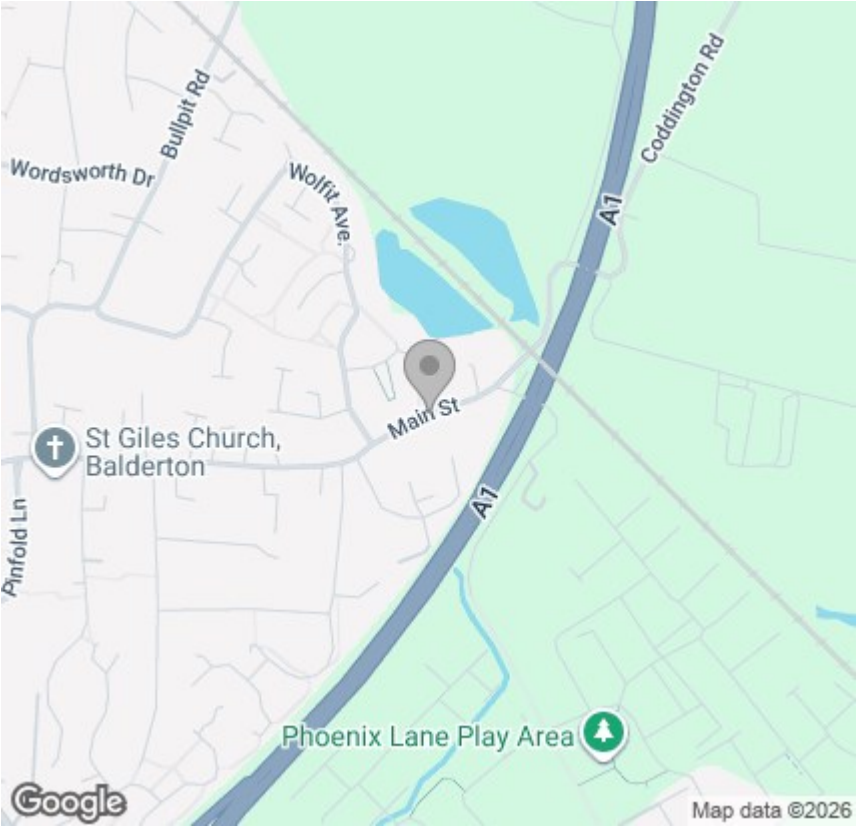
Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

