



**Main Street, Balderton Newark NG24 3PA**

**welcome to**

**Main Street, Balderton Newark**

**\*\* Guide Price £260,000 - £270,000 \*\***

This fantastic, detached bungalow is ideally located in the highly sought after village of Balderton with great local amenities, including two supermarkets, post office and library, with easy access into Newark town centre and the A1.



**Entrance Hall**

Leading through a part glazed uPVC door into the entrance.

**Living Room**

16' 1" x 17' 2" max ( 4.90m x 5.23m max )

A generously sized living room with gas fire, radiator, double glazed window to the front and double glazed sliding doors leading into the conservatory.

**Conservatory**

Leading off the living room with double glazed windows all around and double glazed patio doors to the rear.

**Kitchen**

17' 3" x 9' 6" ( 5.26m x 2.90m )

A range of low and eye level units with part tiled walls, gas hob, extractor, oven, sink and drainer, integrated dishwasher, space for fridge/freezer and radiator. In addition, the kitchen also has a breakfast bar and double glazed window to the front.

**Utility Room**

4' 4" x 7' 9" ( 1.32m x 2.36m )

A range of low and eye level units with sink and drainer, plumbing for washing machine and obscured double glazed window to the side.

**Bedroom One**

A spacious double bedroom with radiator and double glazed window to the rear.

**Bedroom Two**

Another DOUBLE bedroom with radiator and double glazed window to the rear.

**Bedroom Three**

A good sized third bedroom with radiator and double glazed window to the side.

**Family Bathroom**

A modern fully tiled four piece family bathroom with WC, wash hand basin, bath, shower and obscured double glazed window to the side.

**Outside Front**

The front of the property is very low maintenance with block paved driveway for multiple cars, single garage and paved area with plants, shrubs and trees.

**Garage**

Single garage with manual up and over door.

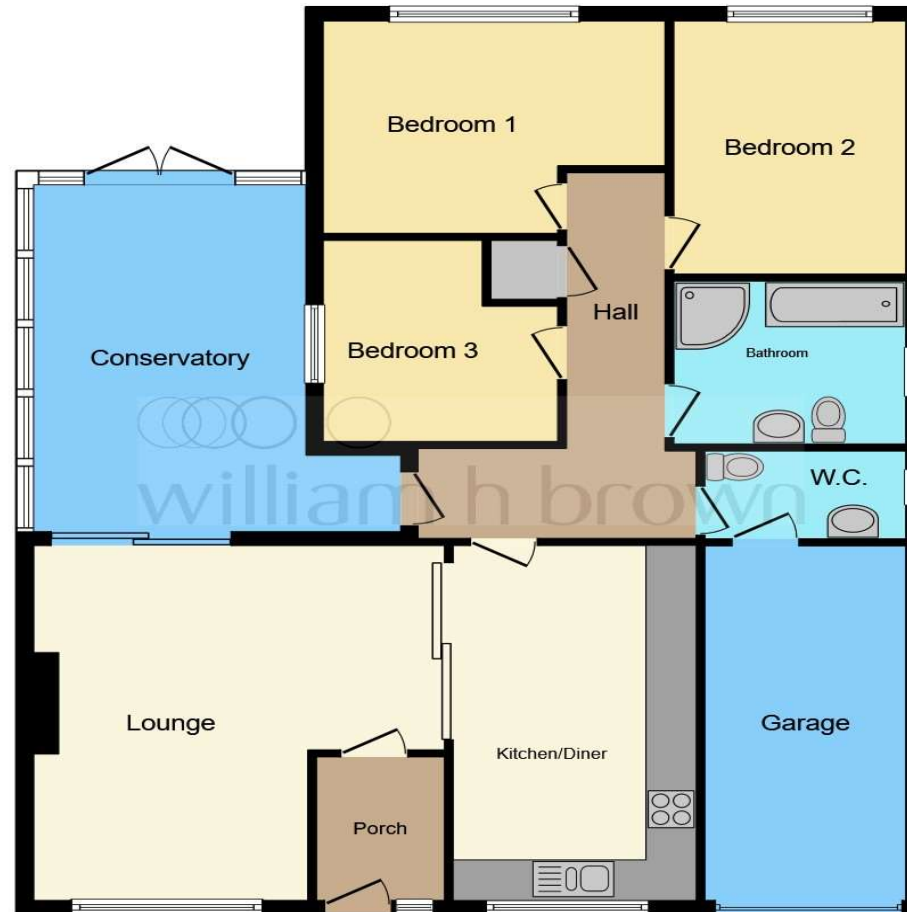
**Rear Garden**

The rear of the property is enclosed with timber fencing, paved patio, pond, summerhouse, part laid to lawn and side gate access to the front.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Main Street, Balderton Newark**

- DETACHED BUNGALOW
- THREE BEDROOMS
- KITCHEN & UTILITY ROOM
- SPACIOUS LIVING ROOM & CONSERVATORY
- FOUR PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106258 - 0004

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