



22 Browning Road
Balderton, Newark, NG24 3QU



Book a Viewing!

£250,000

No Onward Chain - Exceptionally well maintained extended semi detached bungalow situated in this popular location offering spacious accommodation throughout. The property offers easy access to a range of shopping and leisure facilities and briefly comprises; Entrance Porch, Entrance Hall, Lounge, extended 17ft Family Room, Spacious open plan Kitchen/Dining Room, Two Bedrooms and Bathroom. Outside, a driveway, single garage and landscaped front garden. Rear large lawn garden with additional gravel area for ease of maintenance with well stocked flower/shrub borders. Viewing essential to fully appreciate.





LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.

ACCOMMODATION

ENTRANCE PORCH

With a double glazed door giving access to the entrance porch with tiled flooring, glazed panelled windows to either side and glazed panelled door to entrance hall.

ENTRANCE HALL

With tiled flooring, radiator, recessed cloaks cupboard and door to lounge.

LOUNGE

12' 7" x 12' 5" (3.84m x 3.78m) With double glazed window to the front elevation with radiator and feature fireplace.

FAMILY ROOM

17' 10" x 9' 9" (5.44m x 2.97m) With double glazed double doors to the rear garden, wall lights and door to open plan kitchen dining room.



OPEN PLAN KITCHE/DINING ROOM

16' 9" x 14' 3" (5.11m x 4.34m) With an ample range of wall and floor mounted cupboards and drawers with roll top work surfaces, inset sink, splash tiled surround, space for fridge freezer, space for tumble dryer, space and plumbing for washing machine, electric cooker point, tiled flooring, radiator, double glazed door and double glazed window to the side elevation and a double glazed window overlooking the rear garden.

BEDROOM 1

12' 3" x 8' 5" (3.73m x 2.57m) With double glazed window to the rear elevation and radiator.

BEDROOM 2

10' x 11' 5" (3.05m x 3.48m) With double glazed window to the front elevation and radiator.



BATHROOM

9' 6" x 6' (2.9m x 1.83m) With suite to comprise of bath with shower over and side screen, low level WC and pedestal wash hand basin, double glazed window to the rear elevation, heated towel rail and part tiled surround.

OUTSIDE

To the front of the property there is a gravelled area for ease of maintenance, off road parking for one car and access to the single garage. There is side gated access to the rear with a block paved pathway.

To the rear of the property there is a totally enclosed and large garden which is in two sections. A lawned garden with attractive and well stocked flower/shrub borders and beds, extensive flagstone and blocked paved patio area, rear tap and a timber workshop. An additional gravelled area for ease of maintenance with flower/shrub borders, apple tree and boundary fence.



GARAGE

15' 7" x 7' 9" (4.75m x 2.36m) With up and over door and housing the Baxi central heating boiler.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)





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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

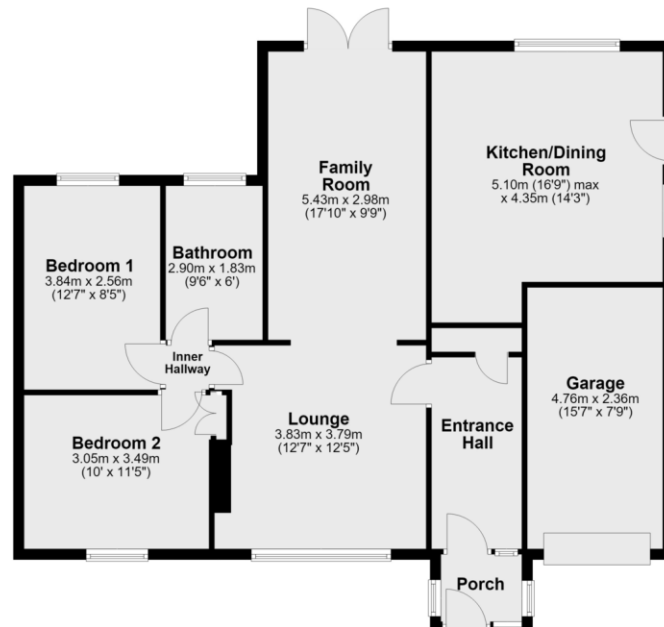
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Ground Floor

Approx. 103.3 sq. metres (1111.6 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 sq. feet)

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Plan produced using PlanUp.

29 – 30 Silver Street
Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG25 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

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