



Main Street, Balderton



Guide Price £260,000 to £270,000



Key Features

- Deceptive Detached Bungalow
- Three Well-Proportioned Bedrooms
- Four Piece Bathroom Suite & Utility/WC
- Generous Breakfast Kitchen
- L-Shaped Lounge & Conservatory
- South Facing Rear Garden
- Owned Solar Panels and Battery Storage
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Benefiting from OWNED SOLAR PANELS and BATTERY STORAGE, this deceptively spacious detached bungalow is positioned on the outskirts of Balderton with a range of local amenities close to hand as well as providing superb access to the A1 and Newark town centre. This home enjoys a south facing rear garden, generous driveway and single garage.

The bungalow's accommodation comprises: entrance hall, large kitchen with breakfast bar, four ring gas hob, electric oven and dishwasher, sliding doors through to a spacious L-shaped lounge, generous conservatory with French doors to the rear garden and an inner hall that gives access to three well-proportioned bedrooms, four piece family bathroom suite and a separate WC/utility with integral door through to the garage.

Outside, the property is approached with a sizeable block paved driveway providing off street parking for several vehicles with access to the single garage. The rest of the frontage is low maintenance. The rear garden enjoys a delightful degree of privacy and is south facing. There is a generous paved entertaining area, a raised decked area with summer house overlooking the garden and pond. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 6'0" x 4'11" (1.8m x 1.5m)

Breakfast Kitchen 17'3" x 9'6" (5.3m x 2.9m)

Lounge 17'2" x 16'1" (5.2m x 4.9m)
maximum measurements

Conservatory 16'4" x 13'10" (5m x 4.2m)
maximum measurements

Inner Hall 18'2" x 10'11" (5.5m x 3.3m)
maximum measurements

Bedroom One 13'5" x 10'4" (4.1m x 3.1m)
maximum measurements

Bedroom Two 12'3" x 9'2" (3.7m x 2.8m)

Bedroom Three 9'11" x 9'2" (3m x 2.8m)
maximum measurements

Bathroom 9'1" x 7'11" (2.8m x 2.4m)

Utility/WC 7'9" x 4'5" (2.4m x 1.3m)

Garage 17'0" x 7'9" (5.2m x 2.4m)



Agent's Note - Solar Panels

The bungalow benefits from OWNED SOLAR PANELS as well as BATTERY STORAGE.

Services

Mains gas, electricity, water and drainage are connected.

Balderton

Balderton Is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

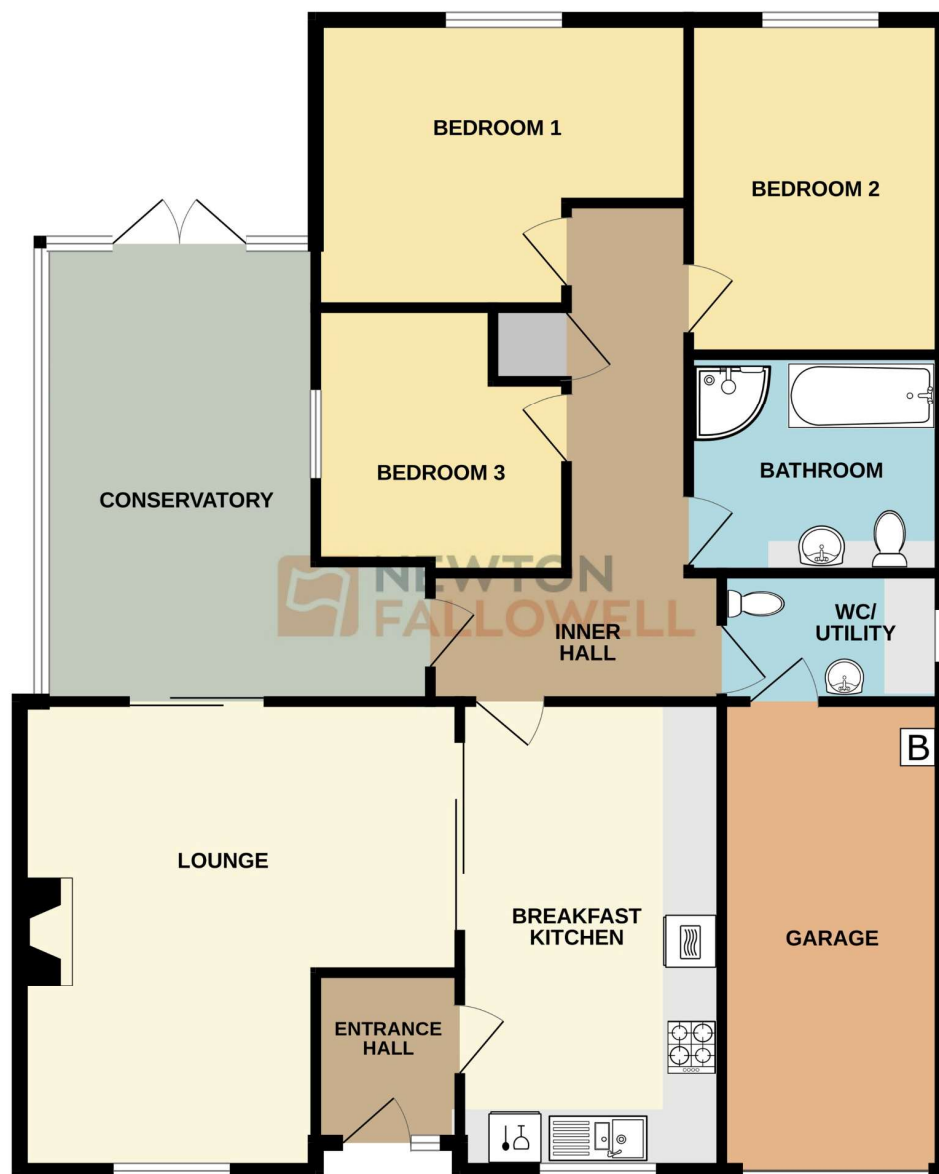
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

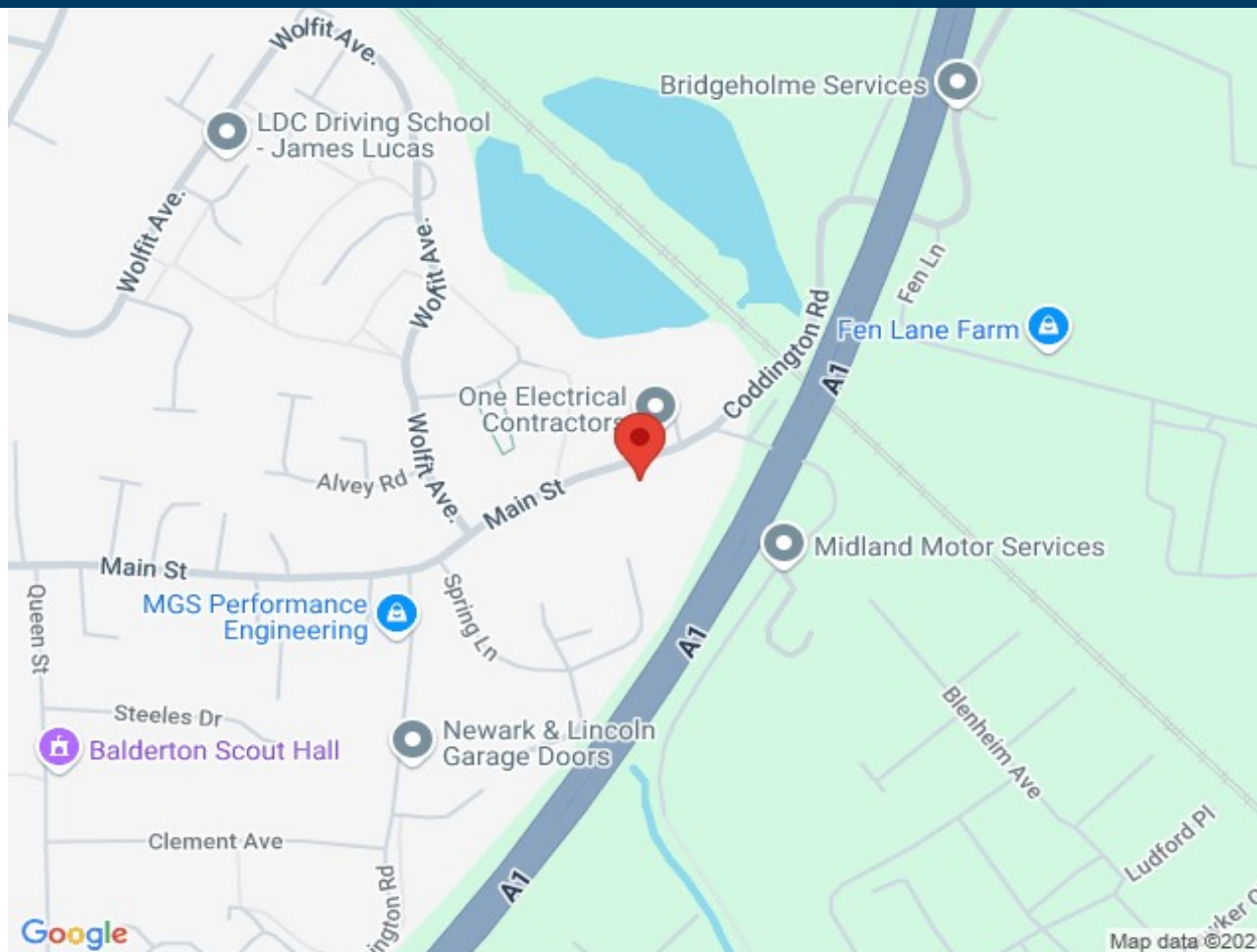
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 80 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |