



Wordsworth Drive, Balderton  
Asking Price £270,000



## Wordsworth Drive

Balderton, Newark

**\*MARKETED WITH NO CHAIN\*** Occupying a delightful corner plot position in the ever popular residential 'Poets' estate of Balderton, this immaculate detached bungalow benefits from a gorgeous SOUTH FACING GARDEN that boasts a wonderful degree of privacy and this home also enjoys flexible accommodation with the added benefit of leased solar panels and off street parking.

The bungalow's accommodation comprises: entrance hallway, spacious lounge, generous dining kitchen with French doors to the rear garden, breakfast bar and appliances to include a four ring gas hob and electric oven. An inner hallway gives access to a quality shower room, two double bedrooms and a flexible room that could provide a dining room or further double bedroom.

Outside, this home has a low maintenance frontage with a gravelled and concrete area providing off street parking for multiple vehicles. The south facing garden benefits from an extensive paved entertaining area as well as a lawned area with a variety of established plants and shrubs to borders. Other features of this home include the leased solar panels, gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





#### Entrance Hall

8' 0" x 4' 11" (2.44m x 1.50m)

#### Lounge

13' 4" x 12' 5" (4.06m x 3.79m)  
maximum measurements

#### Dining Kitchen

22' 0" x 9' 3" (6.71m x 2.82m)  
maximum measurements

#### Inner Hall

16' 1" x 6' 2" (4.90m x 1.88m)  
maximum measurements

#### Bedroom One

10' 9" x 9' 11" (3.28m x 3.02m)

#### Bedroom Two

10' 7" x 9' 11" (3.23m x 3.02m)  
maximum measurements

#### Bedroom Three/Dining Room

11' 1" x 10' 11" (3.38m x 3.33m)  
maximum measurements

#### Shower Room

8' 2" x 7' 7" (2.49m x 2.31m)  
maximum measurements



**Agent's Note - Solar Panels**

The property benefits from Solar Panels which are leased from 'A Shade Greener'. We understand that the lease term is for a period of 25 years starting from 2014. The Vendors benefit from free electricity as it is generated, any surplus electricity is transferred to A Shade Greener. Please contact the office for further details.

**Services**

Mains gas, electricity, water and drainage are connected.





### Square Footage

The square footage for this property is approximately 854 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

### 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.



### Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we 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 choose to arrange a survey through them. For more information, please call the office.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



## Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636706444 · [newark@newtonfallowell.co.uk](mailto:newark@newtonfallowell.co.uk) · [www.newtonfallowell.co.uk/](http://www.newtonfallowell.co.uk/)

 **NEWTON FALLOWELL**