25 Bullpit Road, Balderton, Newark, NG24 3LX

No Chain £210,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

This well-positioned, detached two-bedroom bungalow offers an excellent opportunity for buyers looking to update and personalise their next home. Set on a generous plot, the property benefits from ample front parking and a spacious, enclosed rear garden. This property represents an excellent opportunity to acquire a bungalow in a popular and well-connected village location.

The property is accessed via an entrance hallway, providing access to all principal rooms. The lounge is a well-proportioned and comfortable reception space, ideal for everyday living. The fitted kitchen comprises a range of wall and base units, offering practical storage and workspace, and benefits from a useful pantry with built-in shelving. There are two double bedrooms, both of good size, together with a convenient family bathroom. The property further benefits from electric heating and uPVC double glazing throughout.

Externally, a driveway provides off-road parking for two vehicles, together with a single garage. The enclosed rear garden offers a private outdoor space with room for seating and planting, creating a pleasant and usable outdoor area.

Balderton is a highly sought-after village located just south of Newark-on-Trent, offering an excellent range of everyday amenities and a strong sense of community. The village provides a variety of shops, supermarkets, cafes and public houses, along with well-regarded primary and secondary schools, making it particularly popular with families.

For commuters, Balderton is ideally positioned with convenient access to the A1 and A46, providing links to Nottingham, Lincoln and surrounding areas. Newark North Gate railway station offers direct services to London King's Cross in approximately 75 minutes, making the area well suited to those requiring regular travel.

The property is a detached bungalow constructed of brick elevations under a tiled roof. It benefits from electric heating system, immersion heater system in the bathroom and uPVC double glazed windows throughout. All the radiators are in a nine year warranty and were fitted last year. The accommodation is well laid out and can be described in more detail as follows:

ENTRANCE PORCH
3'2 x 3'1 (0.97m x 0.94m)
UPVC front entrance door.

ENTRANCE HALLWAY
6'7 x 5'11 (2.01m x 1.80m)
(Narrowing to 3'5 x 3')

Internal wooden door leading to the entrance hallway with loft access and carpeted flooring.

LOUNGE
13'8 x 11'5 (4.17m x 3.48m)

UPVC double glazed windows to the front elevation and radiator, carpet flooring, fitted blinds and curtains. Gas fire with tiled surround.

BATHROOM
8'4 x 6'00 (2.54m x 1.83m)

UPVC double glazed obscure glass window to the side elevation, radiator. Built in cupboards with one having two wooden shelves and other housing the immersion heater system. Electric shower over bath with glass door, W.C and pedestal basin.

KITCHEN
12'1 x 11'8 (3.68m x 3.56m)

UPVC double glazed windows to the rear and side elevations, uPVC double glazed door providing access to the rear garden, radiator. Range of base units with working surfaces over incorporating a composite sink unit, eye level units. Integrated appliances include Whirlpool four ring hob and oven with extractor over, Hotpoint washing machine (installed approximately two years ago). Fitted blinds, carpet.

PANTRY
4'05 x 2'11 (1.35m x 0.89m)
UPVC double glazed privacy windows, slab shelf and carpet.

BEDROOM ONE
11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed window to the rear elevation, radiator. Carpet flooring, fitted curtains and a free standing wardrobe.

BEDROOM TWO
12'4 x 8'9 (3.76m x 2.67m)

UPVC double glazed windows to the front elevation, radiator, carpet.

STORAGE ROOM
Accessed via the rear garden, wooden door with uPVC double glazed window to the rear elevation. Electric points, fitted shelf and access to the rear of the garage.

GARAGE
15'11 8'00 (4.85m 2.44m)
Manual garage door with concrete flooring and can be accessed through the rear storage room.

OUTSIDE

To the frontage, the bungalow is set back with a concrete driveway with mature garden and trees with parking for two cars and single garage. The rear garden can be accessed through the wooden gated side entrance. The garden has wooden fencing boundaries with one tall hedge row with mature garden and lawn and stone patio area.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

TENURE
The property is freehold.

VIEWING
Strictly by appointment with the selling agents.

POSSESSION
Vacant possession will be given on completion.

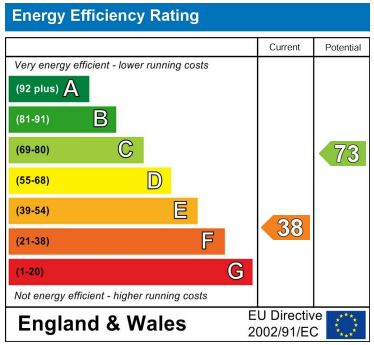
MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band C.

Floor Plan

Approx. 64.7 sq. metres (696.6 sq. feet)
(excluding Store, Garage)

Total area: approx. 64.7 sq. metres (696.6 sq. feet)



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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The Property Ombudsman

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Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

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