



Granby Drive, Balderton

Guide Price £230,000 to £235,000



NEWTON
FALLOWELL

Granby Drive

Balderton, Newark

MARKETED WITH NO CHAIN A Well presented and spacious two bedroom detached bungalow which is located in a quiet cul de sac position in the heart of Balderton is being sold with no onward chain, and is a perfect blank canvas for a buyer to make their own.

The bungalow has accommodation comprising of: an entrance hallway, generous sized lounge with dining area, conservatory, kitchen with an electric hob and electric oven with another useful dining area, there is a door which then leads to the covered entertaining area, which is perfect for entertaining family and friends in all weather. There are two bedrooms, bedroom one with the added benefit of an ensuite shower room, and a separate bathroom.

To the rear of the bungalow there is a low maintenance garden which is mainly paved with Astro turf and also benefits from a driveway and garage. The property further benefits from gas central heating and UPVC double glazing throughout with the exception of the front and rear doors.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hallway

10' 0" x 6' 5" (3.05m x 1.96m)
maximum measurements

Lounge & Dining Area

20' 8" x 11' 8" (6.30m x 3.56m)
maximum measurements

Dining Kitchen

12' 1" x 11' 4" (3.68m x 3.45m)

Conservatory

17' 9" x 7' 11" (5.41m x 2.41m)

Bedroom One

14' 11" x 11' 4" (4.55m x 3.45m)
maximum measurements

Ensuite

7' 1" x 3' 2" (2.16m x 0.96m)

Bedroom Two

12' 3" x 8' 11" (3.73m x 2.72m)

Bathroom

8' 4" x 6' 3" (2.54m x 1.91m)
maximum measurements



Agent's Note - Probate

The sale of this property is subject to Probate. As of 31st July 2026 probate has been applied for but not granted yet.

Agent's Note

The windows in the property are UPVC double glazed with the exception of the front and back doors.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,111 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





Newton Fallowell

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