



Manners Road, Balderton, Newark

 4  1  2  D

 OLIVER REILLY



Manners Road, Balderton, Newark

Guide Price £300,000 - £325,000

- IMMACULATE DETACHED HOME
- POPULAR LOCATION! EASE OF ACCESS ONTO A1
- WELL-APPOINTED BREAKFAST KITCHEN
- MAGNIFICENT PLOT WITH PRIVATE GARDEN
- CLOSE TO POPULAR SCHOOLS & AMENITIES
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO LARGE RECEPTION ROOMS
- GF W.C & STYLISH FIRST FLOOR BATHROOM
- SUBSTANTIAL DRIVEWAY, OVER-SIZED GARAGE & CARPORT
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'



ENTRANCE HALL:	13'7 x 5'9 (4.14m x 1.75m)
GROUND FLOOR W.C:	5'7 x 2'8 (1.70m x 0.81m)
LARGE LIVING ROOM: Max measurements provided.	15'9 x 11'9 (4.80m x 3.58m)
DINING ROOM:	12'10 x 9'5 (3.91m x 2.87m)
MODERN BREAKFAST KITCHEN: Max measurements provided.	15'2 x 8'3 (4.62m x 2.51m)
FIRST FLOOR LANDING: Max measurements provided.	10'5 x 6'2 (3.18m x 1.88m)
MASTER BEDROOM:	13'9 x 8'7 (4.19m x 2.62m)
BEDROOM TWO:	13'1 x 8'7 (3.99m x 2.62m)
BEDROOM THREE:	9'3 x 8'10 (2.82m x 2.69m)
BEDROOM FOUR: Max measurements provided.	10'4 x 7'6 (3.15m x 2.29m)
STYLISH CONTEMPORARY BATHROOM:	7'2 x 6'3 (2.18m x 1.91m)
OVER-SIZED GARAGE: Of brick built construction with a pitched tiled roof. Accessed via a manual garage door. Equipped with power, lighting via three ceiling strip-lights, over-head eaves storage, a range of fitted base units and a 'GLOW-WORM' gas fired boiler. There is a uPVC double glazed front and left sided personal door, with access into the private enclosed garden.	16'8 x 13'5 (5.08m x 4.09m)
CARPORT: Over timber framed construction with a sloped poly-carbonate roof and external security light. Access to the concealed gas/ electricity meters, into the kitchen and over-sized garage.	15'9 x 13'3 (4.80m x 4.04m)

Guide Price: £300,000-£325,000. A MARVELLOUS MODERN BEAUTY..!
 This truly is a HOME TO BE PROUD OF! Boasting IMMACULATE PRESENTATION, an enviable plot and a perfect position for ease of access onto the A1, A46 and to a vast array of excellent on-hand amenities.
 This beautiful residence is the epitome of IMPRESSIVE!... If you're searching for a well-rounded home showcasing a free-flowing internal layout, neutral decor and perfect proportions... STOP YOUR SEARCH HERE!
 This lovely family-sized home welcomes a bright and airy layout, comprising: An inviting entrance hall with complementary oak staircase, a ground floor W.C, a large living room with double doors opening into a separate dining room and SPACIOUS BREAKFAST KITCHEN.
 The first floor landing provides FOUR WELL-PROPORTIONED BEDROOMS. Two of which benefit from extensive fitted wardrobes and a STUNNING CONTEMPORARY BATHROOM.
 Externally, the house stands on a balanced plot. Greeted via a LARGE MULTI-VEHICLE DRIVEWAY. Suitable for a caravan/ motor home. Leading down to an attached carport and OVER-SIZED GARAGE. Equipped with power, lighting and great potential to be utilised into additional living space. Subject to relevant approvals.
 The landscaped rear garden promotes a PERFECT EXTERNAL ESCAPE. Boasting privacy, tranquility and all-year round appreciation!
 Further benefits of this impressive home include uPVC double glazing and gas fired central heating.
 Internal viewings are vital to fully appreciate this magnificent home in all its impeccable glory! WHAT MORE COULD YOU WANT?



**EXTERNALLY:**

The property occupies a delightful residential position. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE MULTI-VEHICLE DRIVEWAY. Leading down to a carport, with access into the over-sized garage. The front garden is laid to lawn and lends itself as scope for further parking options, if required. A paved pathway leads to the front entrance door, with sloped roof storm canopy above. There are hedged front and side boundaries. The BEAUTIFULLY MAINTAINED and fully enclosed rear garden is predominantly laid to lawn with complementary planted borders. There is a large block paved seating area, directly accessed from the French doors in the dining room. There is a further block paved seating area with timber framed pergola above. Hard-standing/ provision for a garden shed. There external up/ down lights, an outside tap, fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 1,233 Square Ft.

Measurements are approximate and for guidance only. This includes the over-sized garage.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'**EPC: Energy Performance Rating: 'D' (64)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

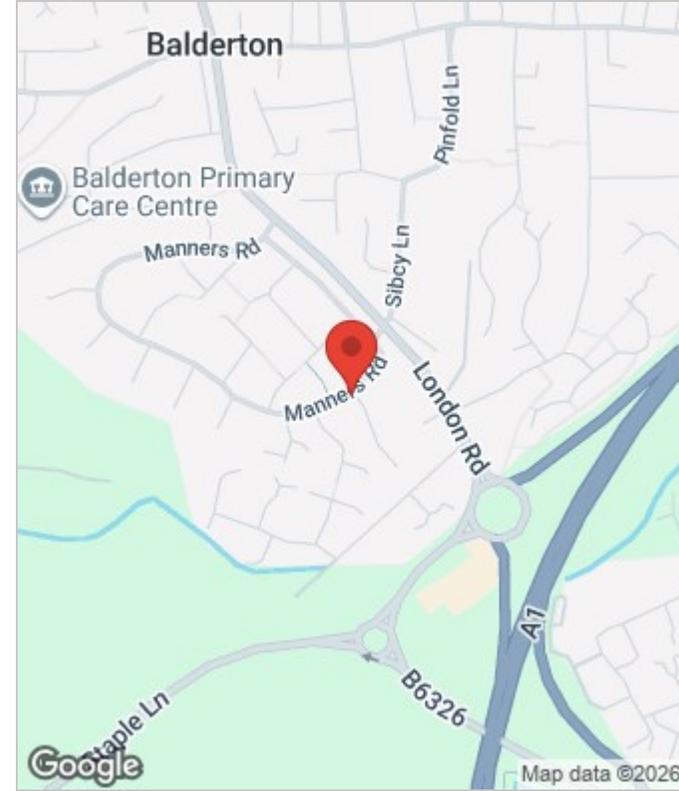
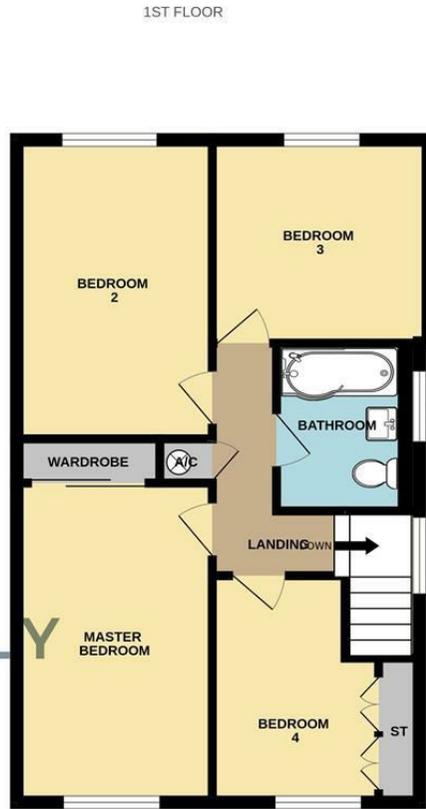
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	