



180 London Road

Balderton, Newark, NG24 3BN



Book a Viewing

Guide Price £225,000

A rare opportunity to acquire this extended Link Detached Home, offered to the market with no upward chain, occupying a generous plot with a driveway, garage and beautifully established gardens complete with orchard. Offering fantastic potential, the property would benefit from a degree of modernisation, allowing the next owner to create a home tailored to their own style and requirements. The well proportioned accommodation is arranged over two floors and includes a dual aspect living room, a separate reception room ideal as a dining room or family room, a kitchen, and the added convenience of a ground floor shower room. Upstairs there are three bedrooms, with the principal bedroom enjoying the luxury of an en-suite shower room. Outside, the extensive gardens are a true highlight, providing an idyllic setting for family life, entertaining, growing your own produce or simply unwinding amongst the mature trees of the private orchard. With its generous plot, practical layout and scope to enhance, this is a home offering both immediate enjoyment and exciting future potential.





LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.

ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed opaque door, radiator, laminate flooring, uPVC double glazed window to the side elevation, coving to the ceiling, stairs to the first floor and doors to the two reception rooms.

KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m) With the range of wall and base units with a work surface incorporating a 1½ bowl sink unit with mixer tap. Fitted double oven, ceramic hob and extractor. Integrated fridge and undercounter spaces for washing machine and dishwasher. Tiled splash backs, coving to the ceiling, wall mounted gas central heated boiler, doorway to dining room and door to shower room.





SHOWER ROOM

7' 6" x 5' 6" (2.3m x 1.7m) With a three piece suite comprising a shower cubicle with an electric shower, low level WC and pedestal wash hand basin. Tiled splash backs, radiator, Xpelair fan, coving to the ceiling and uPVC double glazed opaque window to the rear elevation.

DINING ROOM

13' 1" into cupboard x 8' 6" (4m x 2.6m) With uPVC double glazed window to the side elevation, radiator, coving to the ceiling, built-in storage cupboard and under stairs storage cupboard.

LIVING ROOM

13' 1" into recess x 12' 9" (4m x 3.9m) With uPVC double glazed windows front and side elevations, radiators, coving to ceiling and open fire suite.



FIRST FLOOR LANDING

With access to the loft, coving to the ceiling, built-in storage cupboard and doors to the three bedrooms.

BEDROOM ONE

15' 5" max into recess, narrowing to 3.4m x 11' 1" (4.7m x 3.4m) With uPVC double glazed windows to rear and side elevations, radiators, coving to ceiling and door to the en-suite.

EN-SUITE

7' 10" x 3' 11" (2.4m x 1.2m) Comprising WC, pedestal wash hand basin and shower cubicle with an electric shower. Heated towel rail, coving to ceiling and extractor.



BEDROOM THREE

8' 10" x 8' 6" (2.7m x 2.6m) With uPVC double glazed window to the side elevation, radiator, coving to ceiling and built-in wardrobe.

BEDROOM TWO

13' 1" x 12' 9" (4m x 3.9m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling and built-in wardrobes.

OUTSIDE

There is a driveway to the side with further parking at the front, a garage with workshop and extensive lawned gardens with a pond, a patio area and orchard.

GARAGE

20' 4" x 11' 1" (6.2m x 3.4m) Having an up-and-over door, window, power, lighting, personnel door and doorway to the workshop area.

WORKSHOP AREA

10' 5" x 6' 10" (3.2m x 2.1m) Window to the rear, power and lighting.





KEY FACTS FOR BUYERS SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C (Newark and Sherwood DC).

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/referrals/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

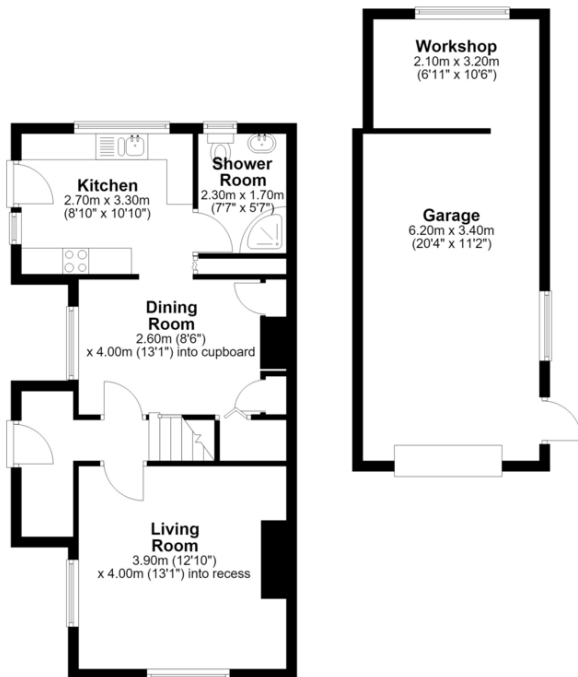
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

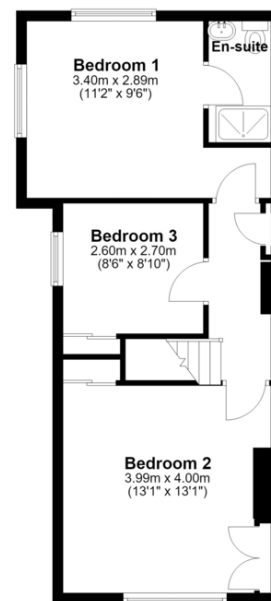
Ground Floor

Approx. 75.3 sq. metres (810.8 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 123.2 sq. metres (1326.4 sq. feet)

180 London Road, Balderton

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.