



Nelson Road, Balderton

Guide Price £210,000 to £220,000



NEWTON
FALLOWELL

Nelson Road

Balderton, Newark

MARKETED WITH NO CHAIN Occupying a tucked-away position on the outskirts of the ever-popular village of Balderton, this well-maintained detached bungalow enjoys a peaceful setting with no passing traffic, a beautifully private south-facing rear garden, ample off-street parking, and a detached single garage.

The well-proportioned accommodation is entered via a welcoming entrance hallway and includes a spacious lounge featuring a bay window fitted with stylish shutters. An inner hallway provides access to the remainder of the accommodation, including a quality fitted kitchen by Newark Interiors, complete with integrated appliances comprising a four-ring electric hob and electric oven. There are three versatile bedrooms, with the main bedroom currently being utilised as a sitting room and the third offering excellent flexibility to be utilised as a dining room, home office or additional reception space if preferred. The accommodation is completed by a well-appointed family bathroom again fitted by Newark Interiors.

Externally, the property occupies an enviable position with a generous gravelled driveway providing ample off-street parking for several vehicles and leading to a detached single garage, which has an electric door. The attractive south-facing rear garden enjoys an excellent degree of privacy and has been thoughtfully landscaped to include a paved seating and entertaining area with an electric awning, a well-maintained lawn and garden shed. Further benefits include gas-fired central heating and UPVC double glazing throughout, making this an excellent opportunity for those seeking a peaceful, well-presented bungalow in a highly desirable location.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

8' 0" x 3' 7" (2.44m x 1.09m)

Lounge

16' 4" x 12' 2" (4.98m x 3.71m)

maximum measurements, excluding bay window

Kitchen

9' 10" x 9' 7" (3.00m x 2.92m)

Bedroom One/Sitting Room

12' 10" x 10' 7" (3.91m x 3.23m)

maximum measurements

Bedroom Two

12' 6" x 8' 2" (3.81m x 2.49m)

maximum measurements

Bedroom Three/Dining Room

9' 1" x 6' 7" (2.77m x 2.01m)

maximum measurements, including wardrobes



Bathroom

10' 5" x 5' 10" (3.17m x 1.78m)

maximum measurements

Detached Garage

18' 6" x 8' 8" (5.64m x 2.64m)

Agent's Note - Driveway

Please note there is an initial shared driveway approach and the neighbouring property is allowed to use part of this driveway as a turn-in area if required.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 911 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

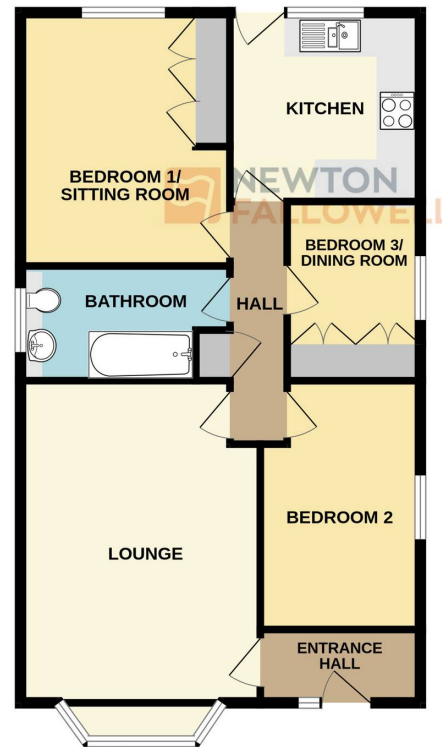
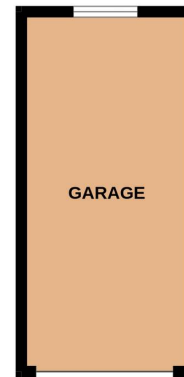
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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

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

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

 **NEWTON FALLOWELL**