



London Road, Balderton, Newark

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OLIVER REILLY



# London Road, Balderton, Newark

Asking Price: Guide Price £525,000

- STUNNING DETACHED RESIDENCE
- FASHIONABLE & POPULAR LOCATION
- GF W.C & LARGE UTILITY ROOM
- TWO BATHROOMS & EN-SUITE
- 0.18 OF AN ACRE PLOT & ELECTRIC GATED DRIVEWAY
- FIVE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- EXQUISITE OPEN-PLAN FAMILY KITCHEN
- CLOSE TO AMENITIES, SCHOOLS & MAIN ROAD LINKS
- SUBLIME CONDITION! & NO CHAIN! Tenure: Freehold EPC 'E'

Guide Price £525,000 - £550,000. A REAL SHOW-STOPPER..! WITH \*\*NO ONWARD CHAIN!\*\*

Primely positioned close to a vast array of excellent local amenities, popular schools and main road links. If you have been searching for the PERFECT family sized home...LOOK NO FURTHER! This mesmerizing home has everything you could want... AND MORE! Although the property has sympathetically retained an array of marvellous original features. The existing owners have cleverly re-modelled the house to suite modern-day living. Boasting a substantial layout. In excess of 2,500 sq/ft. Hosting relentless versatility, set over three floors. You'll be welcomed into the inviting reception hall, via an original brick arched porch. Boasting TWO bay-fronted reception rooms, a ground floor W.C, a large dining room, open-plan to a snug and into a FABULOUS HIGH-SPECIFICATION FAMILY KITCHEN. Hosting a full range of integrated appliances. The ground floor is further enhanced by two utility rooms, a boot room and a further MULTI-PURPOSE reception room. Currently utilised as a home gymnasium. The first floor has a SPLIT-LEVEL LANDING. The bay-fronted master bedroom leads into a LARGE WALK-IN WARDROBE and stylish en-suite. A LUXURIOUS FOUR-PIECE FAMILY BATHROOM serves the further THREE DOUBLE BEDROOMS. One of which boasts extensive fitted wardrobes. The second floor enjoys a galleried-style landing and a WONDERFUL DOUBLE BEDROOM. Served by a modern bathroom. Externally, the property stands on an ENVIABLE 0.18 OF AN ACRE PLOT. Highly private, with a generous Indian sandstone patio to the rear. The front aspect is greeted via an ELECTRIC GATED ENTRANCE, welcoming AMPLE OFF STREET PARKING. Further benefits of this Incredibly attractive home include uPVC double glazing, gas central heating, a zoned alarm system and CCTV. Make this stunning ONE-OF-A-KIND house, your FOREVER HOME!



**ENTRANCE PORCH:** 6'6 x 1'11 (1.98m x 0.58m)  
An eye-catching bricked arched front entrance. Accessed via obscure hardwood double doors. Providing original tiled flooring. Giving access into the reception hall.

**RECEPTION HALL:** 12'9 x 8'6 (3.89m x 2.59m)  
A highly inviting entrance space. Accessed via an original stained glass external door, with obscure stained glass side window panels. Providing tiled flooring, carpeted stairs with an open-spindle balustrade, rising to the first floor. A double panel radiator, alarm control panel, a ceiling light fitting, smoke alarm and a walk-in under-stairs storage cupboard. Access into three reception rooms and the ground floor W.C.

**GROUND FLOOR W.C:** 5'11 x 2'11 (1.80m x 0.89m)  
With stylish patterned tiled flooring, a low-level W.C and pedestal corner fitted wash hand basin with chrome mixer tap and white brick-effect tiled splash backs. Partial medium height wall paneling and a ceiling light fitting.

**BAY-FRONTED LOUNGE:** 13'3 x 12'2 (4.04m x 3.71m)  
A SIZEABLE DUAL-ASPECT RECEPTION ROOM. Accessed via a complementary oak internal door. Providing carpeted flooring, picture rails, a ceiling light fitting, a curved double panel radiator, TV point and exposed brick fireplace. Housing an inset log burner, with a raised brick hearth and oak mantle. Original stained glass window with secondary glazing to the side elevation. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided, into bay-window.

**BAY-FRONTED SITTING ROOM:** 13'3 x 12'10 (4.04m x 3.91m)  
AN ADDITIONAL DUAL-ASPECT RECEPTION ROOM. Well proportioned. Accessed via a complementary oak internal door. Providing carpeted flooring, a double panel radiator, ceiling light fitting, TV point, uPVC double glazed stained glass window to the side elevation and a walk-in bay with uPVC double glazed windows to the front elevation.

**DINING ROOM:** 13'10 x 12'2 (4.22m x 3.71m)  
A WONDERFUL FAMILY-SIZED RECEPTION ROOM. Accessed via a complementary oak internal door. Providing tiled flooring. A double panel radiator, recessed ceiling spotlight, chrome sockets with USB connectivity, a recessed and exposed open-fire with exposed brick mantle. Original stained glass window to the side elevation, with secondary glazing. OPEN-PLAN ACCESS into the breakfast kitchen and snug area.

**SNUG:** 11'9 x 8'2 (3.58m x 2.49m)  
With continuation of the tiled flooring, a double panel radiator, recessed ceiling spotlights, an obscure uPVC double glazed window to the side elevation and a walk-in bay with uPVC double glazed windows to the rear elevation. Max measurements provided, into bay-window. Reduces to 9'6 (2.90m).

**BREAKFAST KITCHEN:** 21'4 x 16'5 (6.50m x 5.00m)  
WOW! SIMPLY STUNNING. With continuation of the tiled flooring, with UNDER-FLOOR HEATING. The exquisite fitted kitchen hosts a vast range of fitted sage green wall and base units with beech work surfaces over and up-stands. Stylish modern walled tiled splash backs. Inset white ceramic 1.5 sink with gold BOILER WATER TAP. Integrated medium height 'NEFF' oven, five ring induction hob with draw-down extractor. Integrated fridge, freezer, wine fridge and dishwasher. Integrated waste bin. Recessed ceiling spotlights. A large breakfast island provides under counter base units and space for five people, with three ceiling light fittings over. uPVC double glazed window to the side elevation. OPEN-PLAN access through the boot room and access into the utility rooms. Max measurements provided.





**BEDROOM THREE:** 13'10 x 12'2 (4.22m x 3.71m)

A GENEROUS DOUBLE BEDROOM. Located at the front of the house. Accessed via a complementary oak internal door. Providing carpeted flooring, a double panel radiator, picture rails, ceiling light fitting and extensive fitted wardrobes. Walk -in bay with uPVC double glazed windows to the front elevation. Max measurements provided, into bay-window.

**BEDROOM FOUR:** 12'9 x 12'3 (3.89m x 3.73m)

AN ADDITIONAL DOUBLE BEDROOM. Located at the rear of the house. Accessed via a complementary oak internal door. Providing carpeted flooring, picture rails, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. overlooking the well-appointed garden.

**BEDROOM FIVE:** 8'5 x 7'10 (2.57m x 2.39m)

A small DOUBLE bedroom. Accessed via an oak internal door. Providing carpeted flooring, a double panel radiator, TV point and a ceiling light fitting. uPVC double glazed window to the front elevation.

**FAMILY BATHROOM:** 9'5 x 8'4 (2.87m x 2.54m )

OF LUXURIOUS CONTEMPORARY DESIGN. Accessed via a complementary oak internal door. Providing tiled flooring. A panelled bath with chrome mixer tap, overhead showering facility and medium height modern wall tiled splash backs. A walk-in double shower with mains shower facility, rainfall-effect shower head and recessed shelving. A low-level W.C and a pedestal wash hand basin with chrome taps. Black heated towel rail. Medium height wall tiling, shaver point, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation. Max measurements provided. Length reduces to 7'4 (2.24m).

**SECOND FLOOR GALLERIED LANDING:** 15'1 x 12'9 (4.60m x 3.89m)

A lovely designed galleried-style space. Proving carpeted flooring, an open-spindle balustrade with ceiling light fitting over. Two eaves storage access points. A double panel radiator, smoke alarm and a Velux roof-light with integrated blind, to the rear elevation. Access into the bathroom and second (guest) bedroom. Max measurements provided.

**BEDROOM TWO:** 16'6 x 12'10 (5.03m x 3.91m)

A WONDERFUL AND GENEROUS DOUBLE BEDROOM. Accessed via an oak internal door. Providing carpeted flooring, a double panel radiator, ceiling light fitting and two Velux roof lights with to the rear elevation. Eaves storage access point.

**UTILITY STORE:** 8'4 x 5'1 (2.54m x 1.55m)

Accessed via a complementary oak internal door. Providing tiled flooring, a double panel radiator, recessed ceiling spotlights, a fitted storage cupboard, provision for a freestanding tumble dryer and open-access into the further utility room.

**UTILITY ROOM:** 8'4 x 6'8 (2.54m x 2.03m)

With tiled flooring, a large fitted storage cupboard. Fitted work surfaces with inset stainless steel sink with drainer and flexi-spray mixer tap. Under-counter plumbing for a washing machine. Double panel radiator, loft hatch access point, recessed ceiling spotlights and a uPVC double glazed window to the side and rear elevations. A uPVC double glazed rear external door gives access into the garden.

**BOOT ROOM:** 11'4 x 6'6 (3.45m x 1.98m)

With tiled flooring with UNDER-FLOOR HEATING. Providing an additional entrance space, via the side elevation, with an obscure uPVC double glazed door. Secondary alarm control panel, recessed ceiling spotlights and access into the home gym/ further reception room.

**HOME GYM/ PLAY ROOM:** 20'4 x 7'10 (6.20m x 2.39m )

A SPACIOUS and multi-functional reception room. Providing tiled flooring with UNDER-FLOOR HEATING. Exposed ceiling rafters, recessed ceiling spotlights, a uPVC double glazed window to the rear elevation with fitted blinds and uPVC double French doors, to the side elevation, with fitted blinds. Giving access onto the extensive paved external entertainment space.

**FIRST FLOOR LANDING:**

A SPLIT-LEVEL landing space. Providing carpeted flooring, an open-spindle balustrade, a ceiling light fitting, recessed ceiling light, smoke alarm and a secondary staircase, rising to the second floor. The landing gives access into the family bathroom and four out of the five bedrooms.

**MASTER BEDROOM:** 13'10 x 12'2 (4.22m x 3.71m)

A LOVELY DUAL-ASPECT DOUBLE BEDROOM. Accessed via a complementary oak internal door. Providing carpeted flooring, a double panel radiator, ceiling light fitting, a stained glass uPVC double glazed window to the side elevation and a walk-in bay with uPVC double glazed windows to the front elevation. Access into the walk-in-wardrobe. Max measurements provided, into bay-window.

**WALK-IN-WARDROBE:** 12'6 x 5'10 (3.81m x 1.78m)

With carpeted flooring, recessed ceiling spotlights, LED interchangeable coloured strip lighting, a smoke alarm and extensive fitted hanging facilities and shelving. Access into the en-suite.

**EN-SUITE SHOWER ROOM:** 9'5 x 6'9 (2.87m x 2.06m)

OF STYLISH CONTEMPORARY DESIGN. Providing tiled-effect vinyl flooring. A double fitted shower cubicle with mains shower facility, rainfall-effect shower head and marble-effect aqua boarding. A low-level W.C and pedestal wash hand basin with black mixer tap and marble effect tile splash back and illuminated vanity mirror above. Double panel radiator, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.





**SECOND FLOOR BATHROOM:**

8'10 x 6'5 (2.69m x 1.96m)

Of modern design. Accessed via an oak internal door. Providing vinyl flooring. A aqua panelled bath with mixer tap, over-head shower facility and aqua boarding. A low-level W.C and a pedestal wash hand basin. Heated towel rail, medium height aqua boarding, a ceiling light fitting and extractor fan.

**EXTERNALLY:**

The property enjoys a marvellous 0.18 of an acre private plot. The front aspect s greeted via a wrought-iron ELECTRIC GATED ENTRANCE, with brick pillars. Leading onto a substantial tarmac driveway. Ensuring AMPLE off-street parking. Sufficient for a wide variety of vehicles. Including a caravan/ motor home. A separate wrought-iron personnel gate to the front aspect opens onto a block paved pathway, with a Victorian lamppost, leading to the front entrance porch, with two up/down lights. There is a walled and wrought-iron railed front boundary and fenced side boundaries, with partial planted borders. A secure timber right sided access gate opens into the well-appointed and delightfully private enclosed rear garden. Predominantly laid to lawn, with two mature apple trees, an extensive Indian sandstone paved entertainment space, an outside tap, four up/ down lights, a fenced rear and right side boundary and a high-level pivot hedged left side boundary. There are CCTV cameras on all sides of the property.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a full zonal alarm system, panoramic CCTV and uPVC double glazing throughout. This excludes a number of original stained glass windows, which have secondary glazing. 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: 2,537 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'E'**

Please note this is an older EPC record (still within date). Completed prior to when the property was modernised.



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

