

## Belvoir Road, Balderton NG24 3HQ

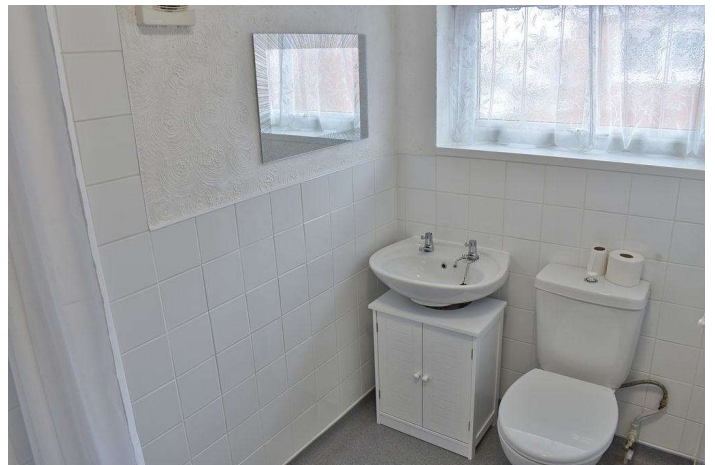
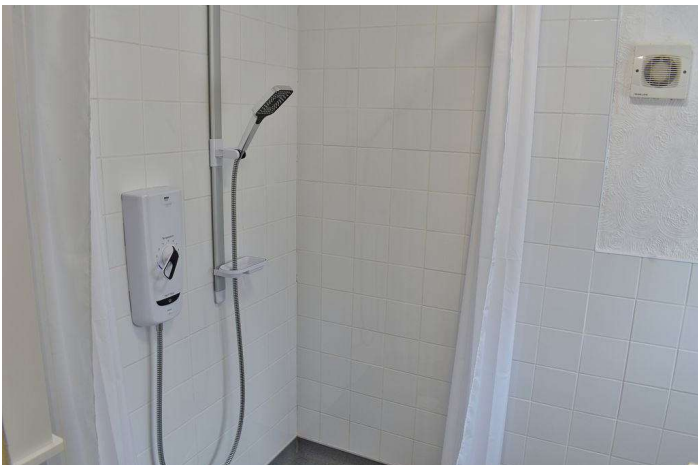


**Spacious, practical and ready for its next chapter, this three-bedroom semi combines comfortable living with easy-care outdoor space, off-road parking and the added attraction of NO CHAIN.**

Set along an established residential road, the property features a well-proportioned lounge, fitted kitchen and ground-floor WC, with three bedrooms and a first-floor wet room completing the accommodation. Outside, hard-landscaped gardens to the front and rear offer low-maintenance outdoor space, while double glazing and gas central heating complete this appealing home.

**Offers Over £155,000**





## Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hall

The entrance hallway has the staircase rising to the first floor and a door leading into the lounge. There is a ceiling light point.

### Lounge 14' 10" x 12' 0" (4.52m x 3.65m) (at widest points)

This excellent sized and nicely proportioned reception room has a window to the front elevation and a door providing access to the kitchen. The focal point of the lounge is the fireplace with electric fire set on a timber hearth, either side of the chimney breast are bespoke fitted storage cupboards. The room has wood laminate flooring, both wall and ceiling light points, and a radiator.

### Dining Kitchen 13' 10" x 8' 6" (4.21m x 2.59m)

The kitchen has a window to the rear elevation and is fitted with an excellent range of base and wall units, complemented with contemporary square edge work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, space for a free standing gas cooker, and space and plumbing for both a washing machine and slim-line dishwasher. The room is of sufficient size to accommodate a small dining table, and has cornice to the ceiling, a ceiling light point and a radiator. The central heating boiler is located here. The kitchen has a useful pantry cupboard. Accessed from the kitchen is the rear porch.

### Rear Porch

The rear porch provides access to the ground floor WC and the lean-to.

### Ground Floor WC

This room has an opaque window, a WC and a ceiling light point.

### Lean-to 17' 1" x 7' 9" (5.20m x 2.36m)

This timber constructed lean-to is an excellent useful storage facility and is equipped with power and lighting. A further door leads out to the rear garden.

## First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation, and doors into the three bedrooms and the wet room. The landing has a ceiling light point and a radiator. Access to the loft space is obtained from here.

### Bedroom One 11' 6" x 9' 9" (3.50m x 2.97m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator. There is also a useful storage cupboard (formerly the airing cupboard).

### Bedroom Two 9' 3" x 8' 5" (2.82m x 2.56m) (excluding wardrobes)

A further double bedroom with a window to the front elevation, twin fitted double wardrobes, a ceiling light point and a radiator.

### Bedroom Three 7' 7" x 11' 0" (2.31m x 3.35m)

A good sized third bedroom having a window to the rear elevation, a ceiling light point and a radiator.

### Wet Room 8' 0" x 5' 8" (2.44m x 1.73m) (at widest points)

The well appointed wet room has a high level opaque window to the side elevation, and is fitted with an electric shower, pedestal wash hand basin and WC. The room is complemented with ceramic tiling to the walls, and also has a ceiling light point, an extractor fan and a radiator.

## Outside

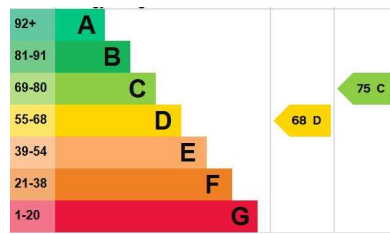
To the front of the property is a hard landscaped garden, adjacent to which is the driveway which provides off road parking.

### Rear Garden

The rear garden is of an excellent size and fully enclosed, once again hard landscaped for ease of maintenance. There is a sizeable patio area situated adjacent to the house and this provides an ideal outdoor seating and entertaining space. Located to the foot of the garden and included within the sale is a large timber shed.

## Council Tax

The property is in Band A.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

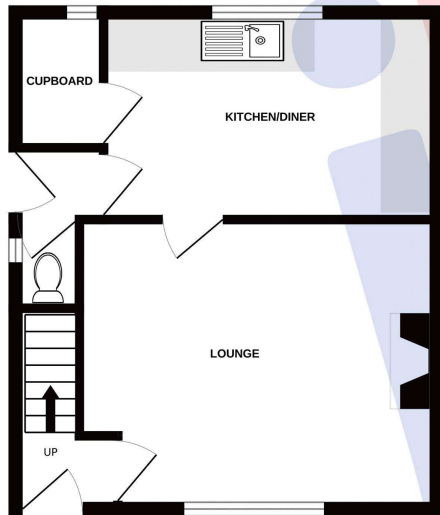
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

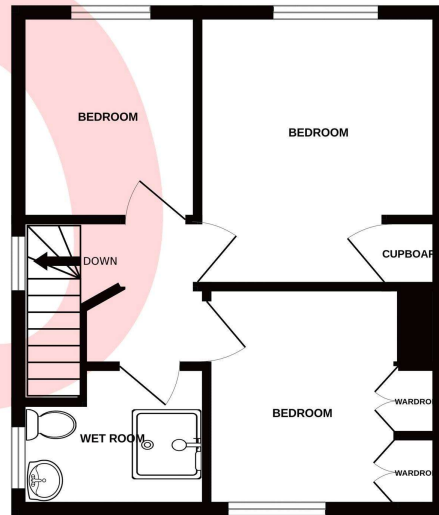
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007713 30 September 2026



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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