



Glebe Park, Balderton



OIRO £700,000

 6  4  4

Key Features

- Substantial Executive Detached Home
- Six/Seven Double Bedrooms
- Three Ensuites, Bathroom & G/F WC
- Three/Four Reception Rooms
- Open Plan Living/Dining Kitchen & Utility
- Triple Garage & Large Driveway
- No Chain
- Council Tax Band: G
- EPC Rating: D
- Tenure: Freehold



NO CHAIN Occupying a wonderful position within the highly regarded and exclusive 'Glebe Park' just off London Road, this substantial executive detached home boasts spacious and flexible accommodation stretching across three floors, and in short has accommodation to include six/seven bedrooms, three/four reception rooms, three ensuites and a triple garage. The property falls within easy access to a variety of local amenities, enjoys good school catchments and has brilliant access to the A1, A46 and Newark town centre. This marvellous home presents an amazing opportunity to improve, add value, extend (subject to planning) or love it just the way it is!

Representing a fantastic blank canvas, the property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, dual aspect bay fronted lounge with French doors to the rear garden, spacious home office, formal dining room, utility room and an open plan living/dining kitchen with bay window overlooking the garden, French doors to the rear garden and a range of appliances to include a five ring gas hob, two electric ovens, integrated dishwasher and fridge. The first floor is welcomed with a large landing area giving access to four double bedrooms, three of which having ensuite facilities, with the main bedroom also benefiting from a balcony and walk in bay window overlooking the rear garden. The second floor benefits from two further double bedrooms and a four-piece family bathroom suite. A further staircase rises from the ground floor hallway to a magnificent room above the triple garage that could be utilised for a variety of purposes, including a further bedroom, games room or hobby room.

Outside, the property is approached through a gated entrance with a block paved driveway providing ample off-street parking for multiple vehicles, with access to the triple garage. There are generous wrap around gardens to include multiple paved seating areas, and a variety of established plants, shrubs and trees giving the home a degree of privacy. Other features include gas central heating and double glazing throughout.



An Interactive Property Report for this property can be viewed via the following web portals, **UNDER THE VIRTUAL TOUR TAB** on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes **FURTHER MATERIAL INFORMATION**, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 17'3" x 16'4" (5.3m x 5m)
majority measurements

Ground Floor WC 5'5" x 3'4" (1.7m x 1m)

Lounge 22'10" x 14'0" (7m x 4.3m)
maximum measurements into bay window

Dining Room 12'8" x 11'11" (3.9m x 3.6m)

Home Office 12'10" x 10'5" (3.9m x 3.2m)
maximum measurements

Open Plan Living/Dining Kitchen:

Living/Dining Area 20'5" x 14'5" (6.2m x 4.4m)
maximum measurements into bay window

Kitchen 15'10" x 9'10" (4.8m x 3m)
maximum measurements

Utility Room 11'5" x 9'9" (3.5m x 3m)
maximum measurements

Games Room/Bedroom Seven 29'3" x 18'1" (8.9m x 5.5m)

First Floor Landing

Bedroom One 18'6" x 17'1" (5.6m x 5.2m)
maximum measurements into bay window

Ensuite Bathroom 10'11" x 8'1" (3.3m x 2.5m)
maximum measurements





Bedroom Two 14'0" x 11'9" (4.3m x 3.6m)
maximum measurements

Ensuite Shower Room 8'5" x 8'4" (2.6m x 2.5m)
maximum measurements

Bedroom Three 13'3" x 12'9" (4m x 3.9m)
maximum measurements

Ensuite Shower Room 8'0" x 5'11" (2.4m x 1.8m)
maximum measurements

Bedroom Four 12'9" x 10'2" (3.9m x 3.1m)
maximum measurements

Second Floor Landing

Bedroom Five 22'3" x 11'4" (6.8m x 3.5m)
maximum measurements

Bedroom Six 17'8" x 11'4" (5.4m x 3.5m)
maximum measurements

Family Bathroom 10'9" x 5'7" (3.3m x 1.7m)
maximum measurements

Triple Garage 29'5" x 18'10" (9m x 5.7m)

Agent's Note - Completion

Please note we are selling the property with no onward chain, however the vendor will require completion to be no sooner than June 1st 2026.

Agent's Note - Windows

The windows in the property are majority wooden double glazing.

Agent's Note - Access

The property has an initial shared road in order to access the property but has a private driveway.

Services

Mains gas, electricity, water and drainage are connected.

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

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would 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



1ST FLOOR



2ND FLOOR



NEWTON FALLOWELL

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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