



London Road, Balderton

Guide Price £290,000 to £300,000



London Road

Balderton, Newark

MARKETED WITH NO CHAIN Occupying an impressive and generously proportioned plot in the heart of Balderton, this substantial detached Victorian home presents an exciting opportunity for a variety of buyers, offering considerable scope to modernise, extend and add value, with the potential to create an additional dwelling within the grounds, subject to the necessary planning permissions.

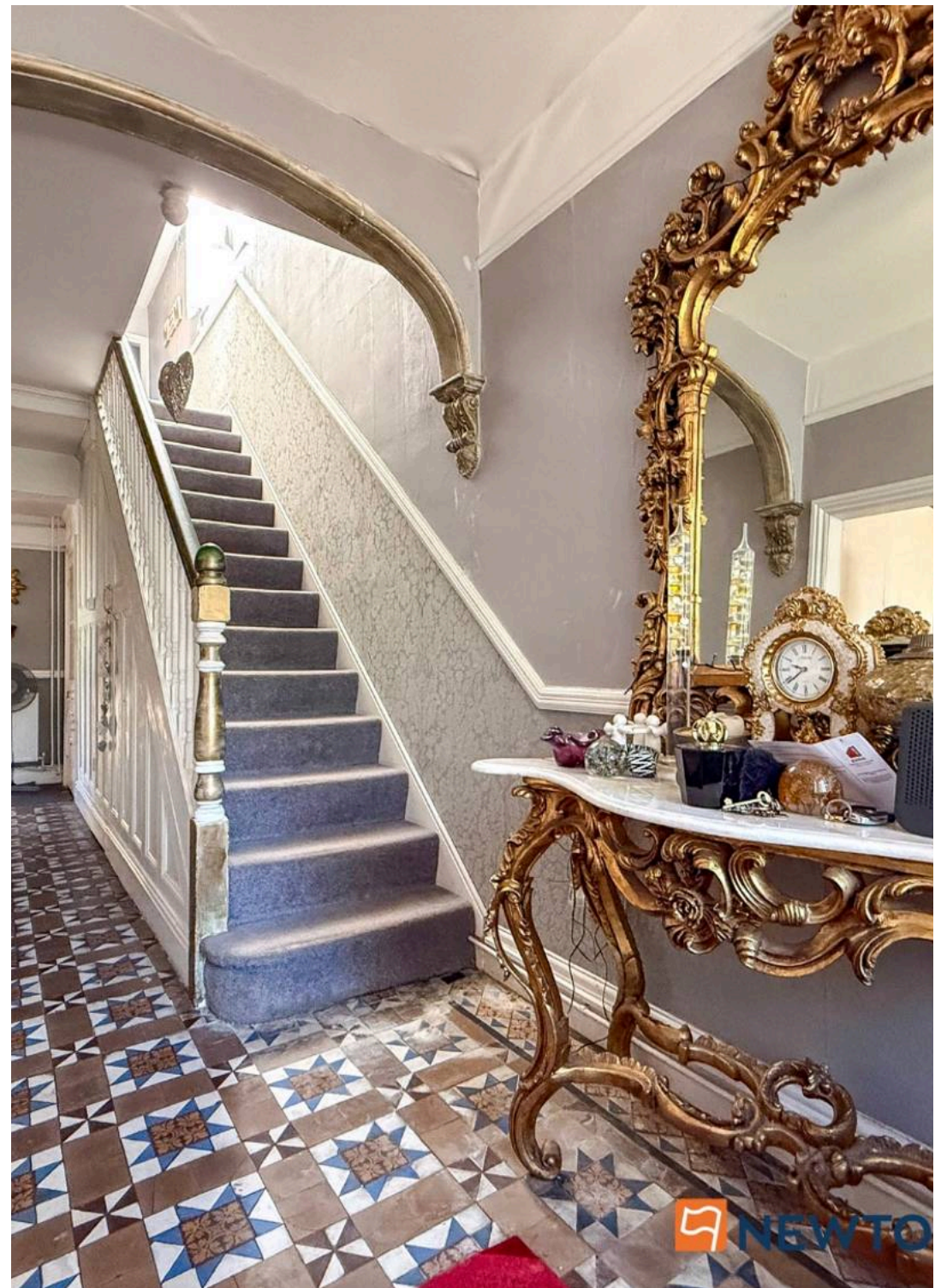
The property provides over 1,600 sq ft of accommodation, making it an ideal prospect for families seeking space and flexibility, as well as developers and investors looking for a property with further potential.

Of particular note, the property previously benefited from planning permission, granted in 2008, for the erection of a two-storey detached dwelling within the plot.

Although this permission has since lapsed, it highlights the potential of this sizeable parcel of land and offers an excellent starting point for those wishing to explore future development possibilities. Further details of the historic application can be found via the Newark and Sherwood planning portal under reference 08/01415/FUL.

The property is conveniently positioned within walking distance of a range of local amenities in Balderton, whilst also enjoying excellent access to Newark town centre and the A1, making it a practical location for both everyday living and commuting. The existing accommodation begins with a useful entrance porch leading into an attractive entrance hallway, retaining its original Victorian tiled flooring and incorporating two storage cupboards. The hallway provides access to a generous lounge featuring a bay window and gas fireplace, alongside a separate dual-aspect dining room.

Further ground floor accommodation comprises a rear porch, a kitchen fitted with a range of appliances, including a four-ring gas hob and double electric oven, and a generous conservatory accessed via sliding doors. A further rear hallway provides access to a WC and a separate shower room fitted with a three-piece suite. To the first floor, a welcoming landing leads to four well-proportioned bedrooms and a family bathroom, providing ample accommodation for a growing family.





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Externally, the property occupies a particularly generous plot, with the extent of the grounds offering a key attraction for buyers looking to maximise the property's potential.

A large gravelled driveway extends across the front and side of the house, providing off-street parking for multiple vehicles, whilst the substantial rear garden enjoys a pleasing degree of privacy. Predominantly laid to lawn and complemented by two paved seating areas, the garden provides an excellent outdoor space in its own right, whilst also offering scope for further enhancement, extension or potential development, subject to the relevant consents. Additional benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Entrance Porch

6' 0" x 3' 2" (1.83m x 0.96m)

Entrance Hall

26' 2" x 6' 0" (7.98m x 1.83m)
maximum measurements

Lounge

15' 6" x 13' 0" (4.72m x 3.96m)
maximum measurements into bay window

Dining Room

12' 11" x 12' 6" (3.94m x 3.81m)

Kitchen

11' 0" x 9' 11" (3.35m x 3.02m)

Conservatory

11' 6" x 10' 7" (3.50m x 3.23m)

Rear Porch

7' 9" x 5' 10" (2.36m x 1.78m)

Rear Hall

10' 9" x 4' 2" (3.28m x 1.27m)

Ground Floor WC

6' 11" x 2' 10" (2.11m x 0.86m)

Ground Floor Shower Room

7' 4" x 6' 8" (2.23m x 2.03m)





Bedroom One

13' 0" x 12' 6" (3.96m x 3.81m)

maximum measurements including wardrobes

Bedroom Two

12' 5" x 12' 0" (3.79m x 3.66m)

Bedroom Three

11' 0" x 6' 8" (3.35m x 2.03m)

Bedroom Four

9' 0" x 6' 11" (2.74m x 2.11m)

Bathroom

7' 7" x 6' 9" (2.31m x 2.06m)

maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

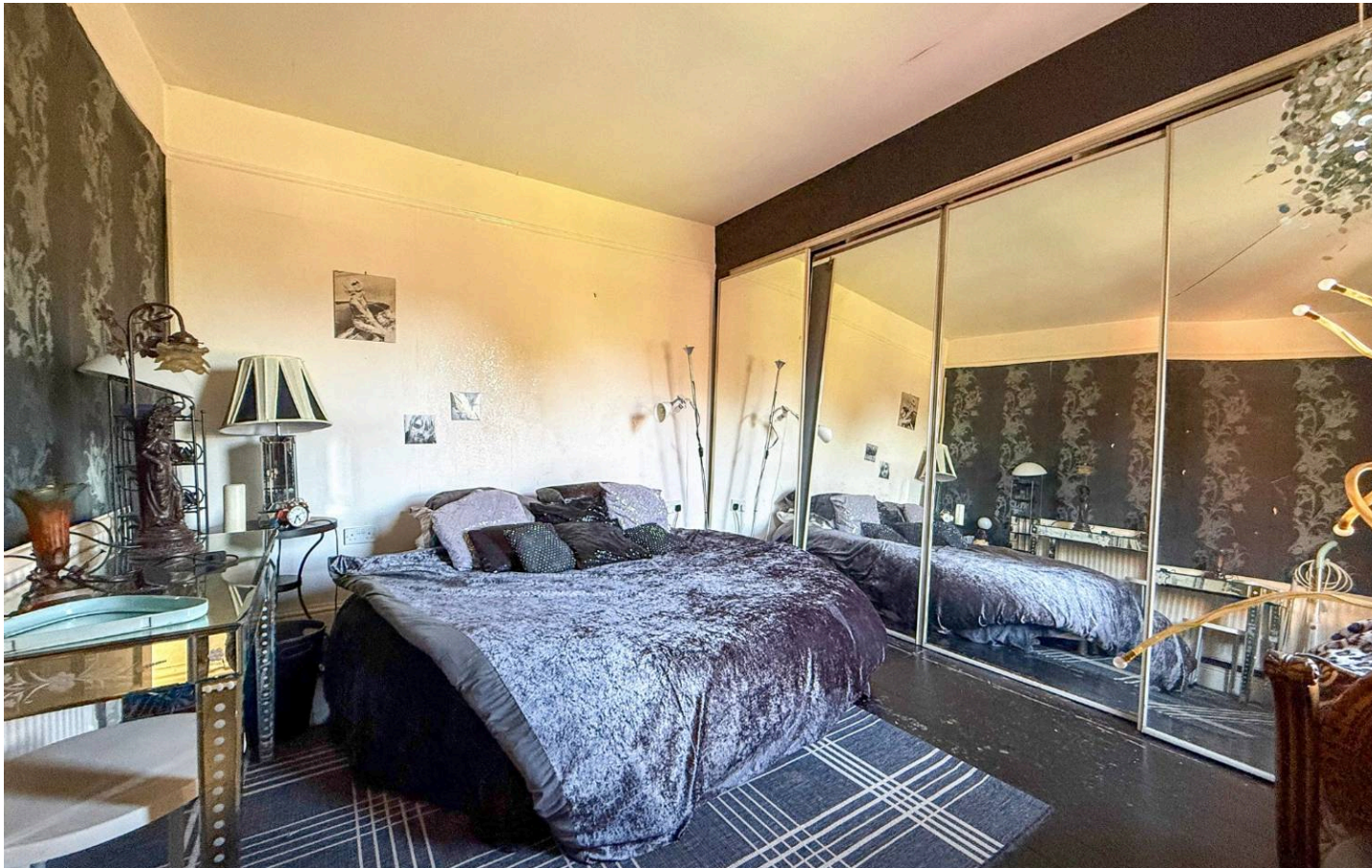
Square Footage

The square footage for this property is approximately 1,616 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.



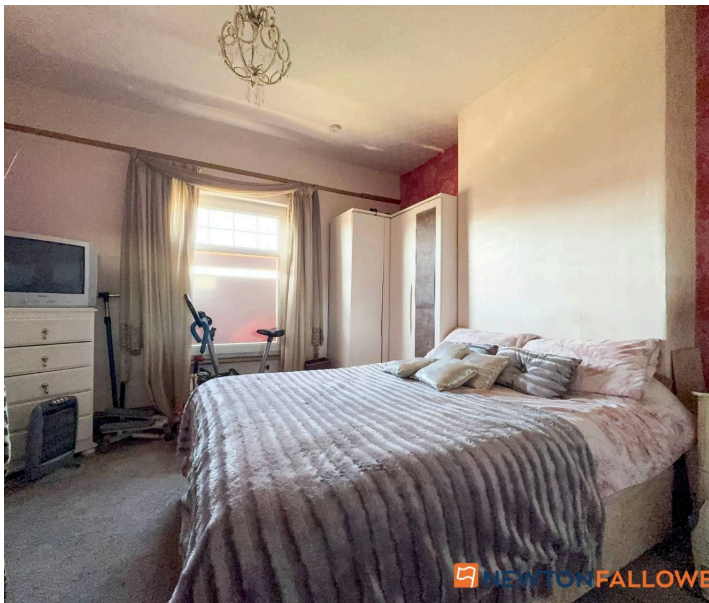


Anti-Money Laundering Regulations

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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

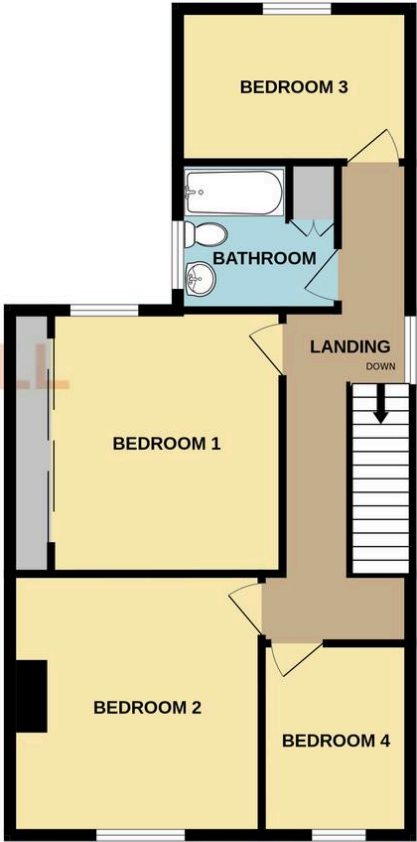




GROUND FLOOR



1ST FLOOR



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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