London Road, Balderton NG24 3AH



GUIDE PRICE £240,000 to £250,000. A SUBSTANTIAL VICTORIAN BAY FRONTED END TERRACE OFFERING GENEROUS PROPORTIONS, EXCITING POTENTIAL AND NO UPWARD CHAIN. Situated on a highly sought after residential road, this larger than average home would benefit from some updating. The accommodation features a living room, dining room, breakfast kitchen, ground floor shower room, three generously sized bedrooms and a bathroom. Outside, the property boasts off road parking, an oversized garage and gardens to the front and rear. Double glazing and gas central heating are installed.

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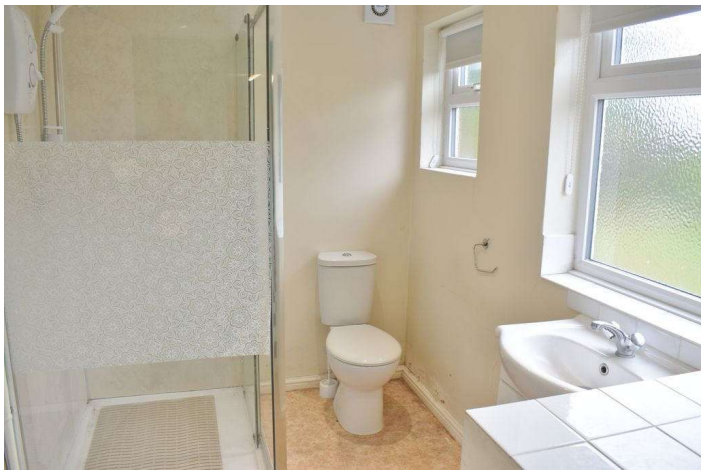
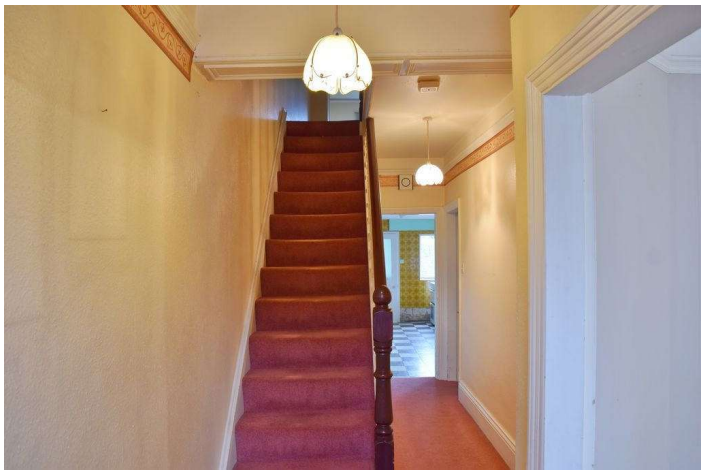
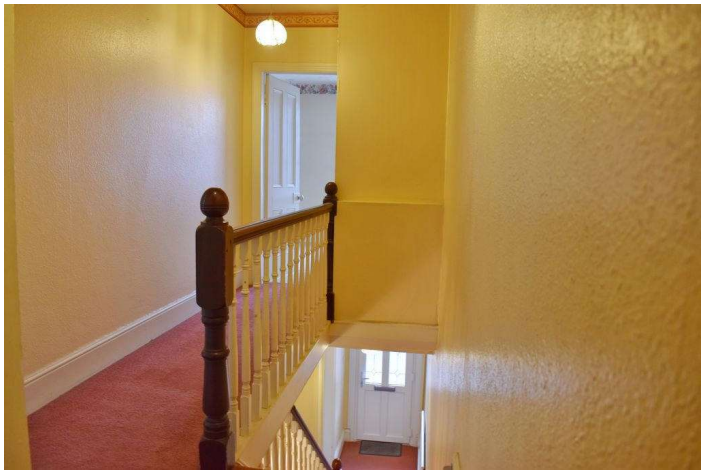











Situation and Amenities

The property is situated on the highly sought after London Road, between Newark and Balderton. Local amenities in Balderton 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:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and doors into the living room, kitchen and dining room. The hallway has a high ceiling with feature cornice, a radiator and a ceiling light point.

Living Room *14' 0" x 11' 2" (4.26m x 3.41m)*

A fabulous sized reception room having a bay window to the front elevation, high ceiling, picture rail, a radiator and a ceiling light point.

Dining Room *13' 0" x 10' 11" (3.96m x 3.32m)*

The dining room has French doors leading out onto the garden, high ceiling, picture rail, ceiling light point and a radiator.

Kitchen/Breakfast Room *18' 6" x 10' 2" (5.64m x 3.10m)*

This wonderful sized room has a window overlooking the garden, and is fitted with a range of base and wall units with work surfaces. There is a sink and space for a free standing cooker. The room has vinyl flooring, ceiling strip lighting and a radiator. From the kitchen a door leads into an understairs cupboard and a further door into the utility area. There is also a cupboard which houses the gas boiler and gas and electricity meters.

Utility Area

The utility area has space and plumbing for a washing machine, and a door leading out to the rear garden. The ground floor shower room is accessed from the utility area.

Ground Floor Shower Room *8' 4" x 6' 1" (2.53m x 1.85m)*

This room has two opaque windows to the rear elevation and is fitted with a walk-in shower cubicle with electric shower, low level WC and wash hand basin with vanity unit under. There are spotlights to the ceiling, a radiator and a heated towel rail.

First Floor Landing

The staircase rises from the spacious reception hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has three ceiling light points and a storage cupboard. Access to the loft space is obtained from the landing.

Bedroom One *18' 5" x 11' 0" (5.61m x 3.36m)*

An excellent sized double bedroom with two windows to the front elevation and a high ceiling. The bedroom has built-in wardrobes, a radiator and a ceiling light point.

Bedroom Two *12' 0" x 11' 5" (3.67m x 3.47m)*

A further great sized double bedroom having a large window to the rear elevation overlooking the garden, a built-in wardrobe, a ceiling light point and a radiator.

Bedroom Three *10' 4" x 6' 1" (3.15m x 1.85m)*

Bedroom three has a window overlooking the rear garden, a radiator and a ceiling light point.

Bathroom *12' 0" x 6' 3" (3.65m x 1.91m)*

This spacious bathroom has an opaque window to the side elevation and is fitted with a suite comprising bath with electric shower over, wash hand basin and low level WC. In addition there is a heated towel rail and a ceiling light point. The former airing cupboard, now used for storage, is located here.

Outside

To the front of the property is a driveway providing off road parking. The front garden is mainly laid to paving and has mature hedgerow.

Attached Garage

This larger than average garage has an up and over door to the front, and a personnel door into the rear garden.

Rear Garden

The fully enclosed south west facing rear garden is a wonderful space and enjoys a high degree of privacy. The garden comprises a large lawned area, a variety of fruit trees, mature shrubs and and a water tap. From the garden a personnel door leads into the garage.

Agent's note

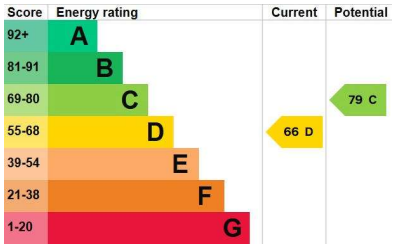
Although the property would benefit from some updating, we have been informed by the vendor that the roof was replaced around two years ago, the windows approximately eight years ago and the boiler approximately two years.

PROBATE

Potential purchasers are advised that the sale of this property is subject to probate, we have been informed that this was started 3 July 2026.

Council Tax

The property is in Band C.



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. 00007815 25 November 2026

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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