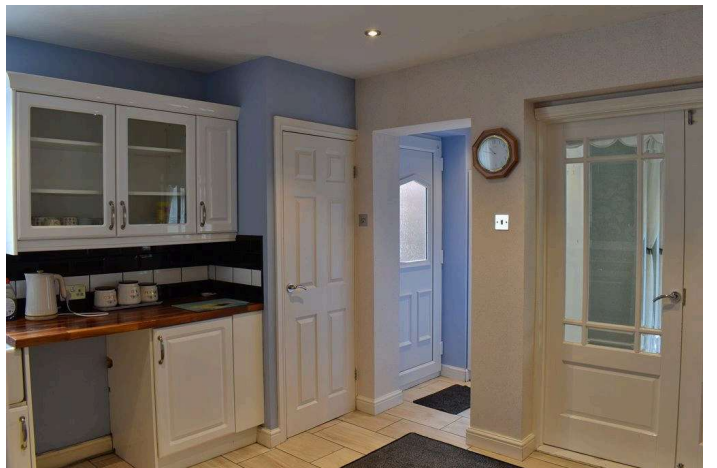


Manners Road, Balderton NG24 3HU



GUIDE PRICE £250,000 to £260,000. A delightful and extended two bedroom semi-detached bungalow situated in this sought after residential location. In addition to the two double bedrooms, the property has an excellent sized lounge, a dining kitchen, wet room and garden room. In addition there is off road parking, a single garage and an enclosed garden to the rear. Double glazing and gas central heating are installed. Available for purchase with NO CHAIN.

Guide Price £250,000 to £260,000





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:

Spacious Reception Hallway

The reception hallway has doors providing access to the lounge, kitchen, both bedrooms and the wet room. The hallway has a ceramic tiled floor, recessed ceiling spotlights and a radiator. Access to the roof space via a loft ladder, is also obtained from here.

Lounge 15' 0" x 11' 5" (4.57m x 3.48m)

This excellent sized and well proportioned reception room has a picture window to the front elevation. The focal point of the lounge is the fireplace with electric fire inset. The room has a ceiling light point and a radiator.

Kitchen 12' 2" x 11' 6" (3.71m x 3.50m)

The kitchen has a window to the side elevation, French doors into the garden room, and a further door leading out to the rear garden. The kitchen is fitted with a range of base and wall units, including display cabinets, complemented with solid wood work surfaces and tiled splash backs. There is a Belfast sink, an integrated oven with gas hob and extractor hood above, and space and plumbing for a washing machine. The kitchen also has a breakfast bar, a useful storage cupboard, a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Garden Room 12' 4" x 8' 8" (3.76m x 2.64m) (at widest points)

The garden room is a useful addition to this delightful bungalow, and has a window to the side elevation and French doors providing access to the garden. The room has recessed ceiling spotlights and a radiator.

Bedroom One 11' 10" x 11' 7" (3.60m x 3.53m)

A double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Two 12' 5" x 8' 9" (3.78m x 2.66m)

A further double bedroom, having a window to the front elevation, a ceiling light point and a radiator.

Wet Room 8' 5" x 6' 4" (2.56m x 1.93m)

The wet room has an opaque window to the side elevation and is fitted with an electric shower, pedestal wash hand basin and WC. The room has a useful storage cupboard, recessed ceiling spotlights and a heated towel rail.

Outside

To the front of the property is a gravelled driveway and parking area providing off road parking for numerous vehicles. Gated access leads down to the single garage and around to the rear garden.

Single Garage 16' 1" x 8' 7" (4.90m x 2.61m)

The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn, edged with raised borders containing a variety of mature shrubs and plants. Located adjacent to the rear of the property is an Indian sandstone patio which is ideal for outdoor seating and entertaining. The timber garden shed is included within the sale.

Council Tax

The property is in Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

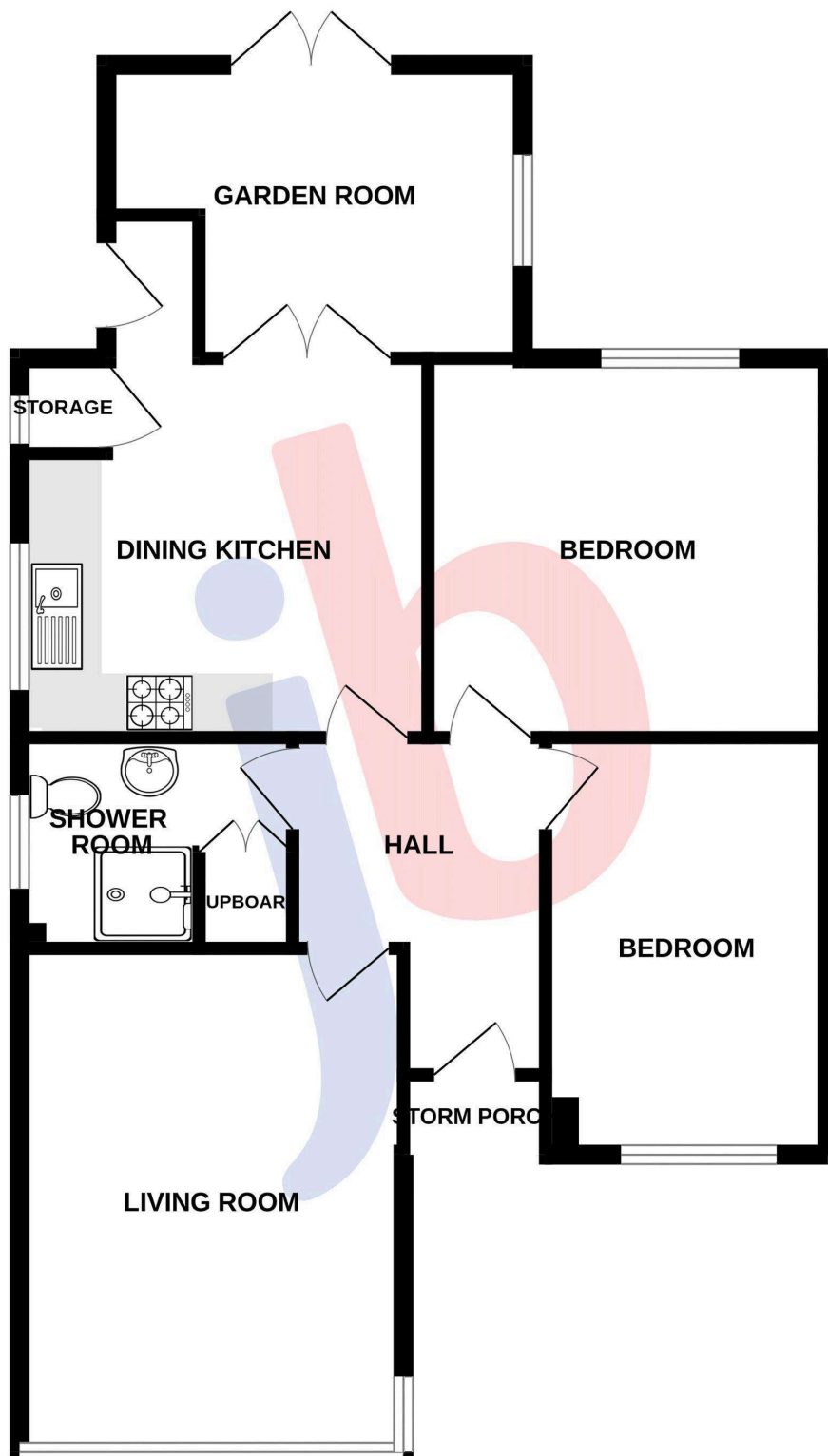
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007743 06 June 2026



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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