

## Main Street, Balderton NG24 3LN



**GUIDE PRICE £300,000 to £325,000.** Offering a very unique opportunity to acquire a substantial detached property situated in the heart of Balderton. The property served for many years as the local butchers shop and the remnants of that business remain. The building provides spacious accommodation together with outbuildings, but is in need of considerable updating and modernisation. Available for purchase with NO CHAIN.

**Guide Price £300,000 to £325,000**















## 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer 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.

## Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

The spacious reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to two reception rooms and also to the former butchers shop. The hallway has a ceramic tiled floor, cornice to the ceiling and two ceiling light points.

### Reception Room One 12' 1" x 11' 11" (3.68m x 3.63m)

A nicely proportioned reception room with a window to the front elevation, a fireplace with gas fire on a tiled hearth, cornice to the ceiling and a ceiling light point.

### Reception Room Two 12' 0" x 11' 10" (3.65m x 3.60m)

A further excellent sized and well proportioned reception room having windows to the side and rear elevations, the window to the rear looks into the kitchen. This room has a fireplace, cornice to the ceiling and a ceiling light point. A door leads into the kitchen.

### Former Butchers Shop 16' 11" x 10' 10" (5.15m x 3.30m)

This room has a window and stable door to the front elevation, a high level window to the rear and a door opening leading through to the former food preparation area. This large room has a ceramic tiled floor, ceramic tiling to the walls and three ceiling light points.

### Former Food Preparation Room 10' 11" x 6' 10" (3.32m x 2.08m)

This room has a high level window to the side elevation and a door to the rear. Currently fitted with a range of work surfaces with twin stainless steel sinks, ceramic floor and wall tiling and a ceiling light point.

### Kitchen 9' 11" x 9' 9" (3.02m x 2.97m)

The kitchen has a window to the side elevation and doors into reception room two, the lean-to, pantry and downstairs shower room. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and an integrated double oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine and an integrated fridge. The kitchen has a ceramic tiled floor and a ceiling light point.

### Pantry 6' 0" x 4' 2" (1.83m x 1.27m)

The pantry is accessed via a sliding door from the kitchen and has a ceiling light point.

### Ground Floor Shower Room

Also accessed from the kitchen, this room is fitted with a shower cubicle with electric shower, pedestal wash hand basin and WC.

### Lean-to 12' 2" x 9' 2" (3.71m x 2.79m)

The lean-to has two windows to the side elevation and both French doors and sliding doors to the rear.

### First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into four bedrooms, a large storage cupboard and the bathroom. The landing has a ceiling light point.

### Bedroom One 12' 0" x 11' 11" (3.65m x 3.63m)

A double bedroom with a window to the front elevation, an ornamental fireplace (not tested by the agent), and a ceiling light point.

### Bedroom Two 11' 11" x 11' 10" (3.63m x 3.60m)

A further excellent sized double bedroom having a window to the rear elevation, an ornamental fireplace (not tested by the agent), a fitted storage cupboard and a ceiling light point.

### Bedroom Three 11' 11" x 11' 1" (3.63m x 3.38m)

A double bedroom with a window to the front elevation, an ornamental fireplace (not tested by the agent), and a ceiling light point.

#### Bedroom Four 11' 7" x 11' 0" (3.53m x 3.35m)

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

#### Bathroom 6' 3" x 5' 11" (1.90m x 1.80m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath, wash hand basin and WC. The room has a ceiling light point and a heater. Access to the loft space is obtained from here.

#### Storage Cupboard 5' 11" x 4' 9" (1.80m x 1.45m)

With a window to the front elevation.

### OUTBUILDINGS

Adjoining the main house are three outbuildings which were originally used for the butchers business.

#### Outbuilding One 15' 1" x 12' 3" (4.59m x 3.73m)

This outbuilding has a single wooden door and a window, and is equipped with power and lighting. There is access to the storage space within the roof.

#### Outbuilding Two 15' 1" x 10' 1" (4.59m x 3.07m)

This outbuilding has a double height ceiling and a single door and window to the side elevation. The building still houses the former butchers ovens and is equipped with power and lighting.

#### Outbuilding Three 15' 1" x 8' 0" (4.59m x 2.44m)

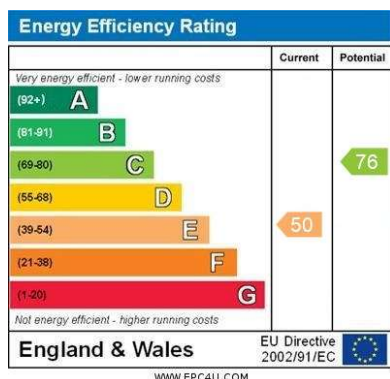
Having twin doors to the side elevation and equipped with both power and lighting.

### Outside

Located to the side of the property is a driveway which provides off road parking and continues around to the rear courtyard which has a large hard standing area and further potential for parking/gardens.

### 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

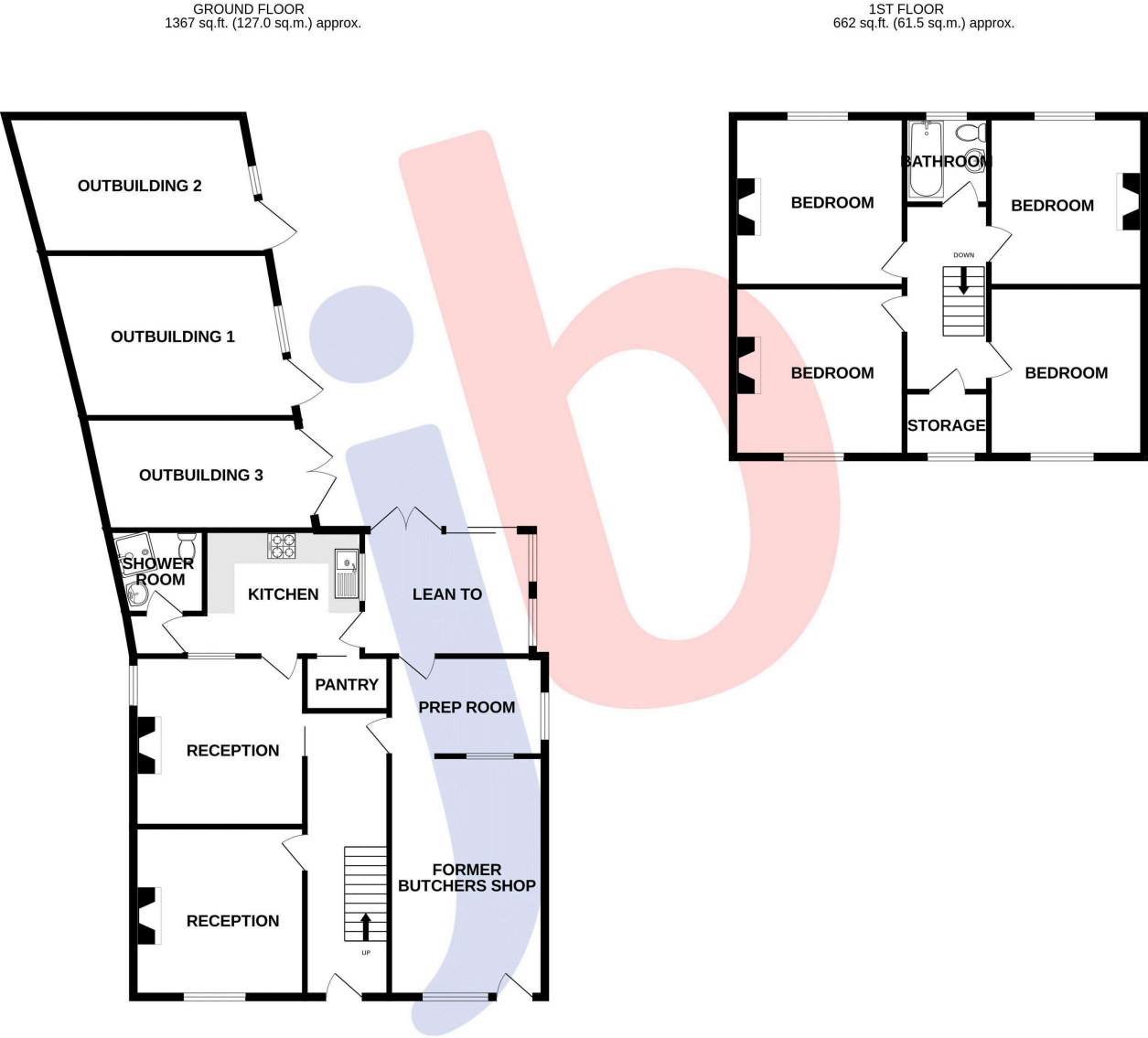
### Possession/Tenure

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: Chattertons Solicitors - £120.00 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



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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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