



Main Street, Balderton

OIRO £650,000



NEWTON
FALLOWELL

Main Street

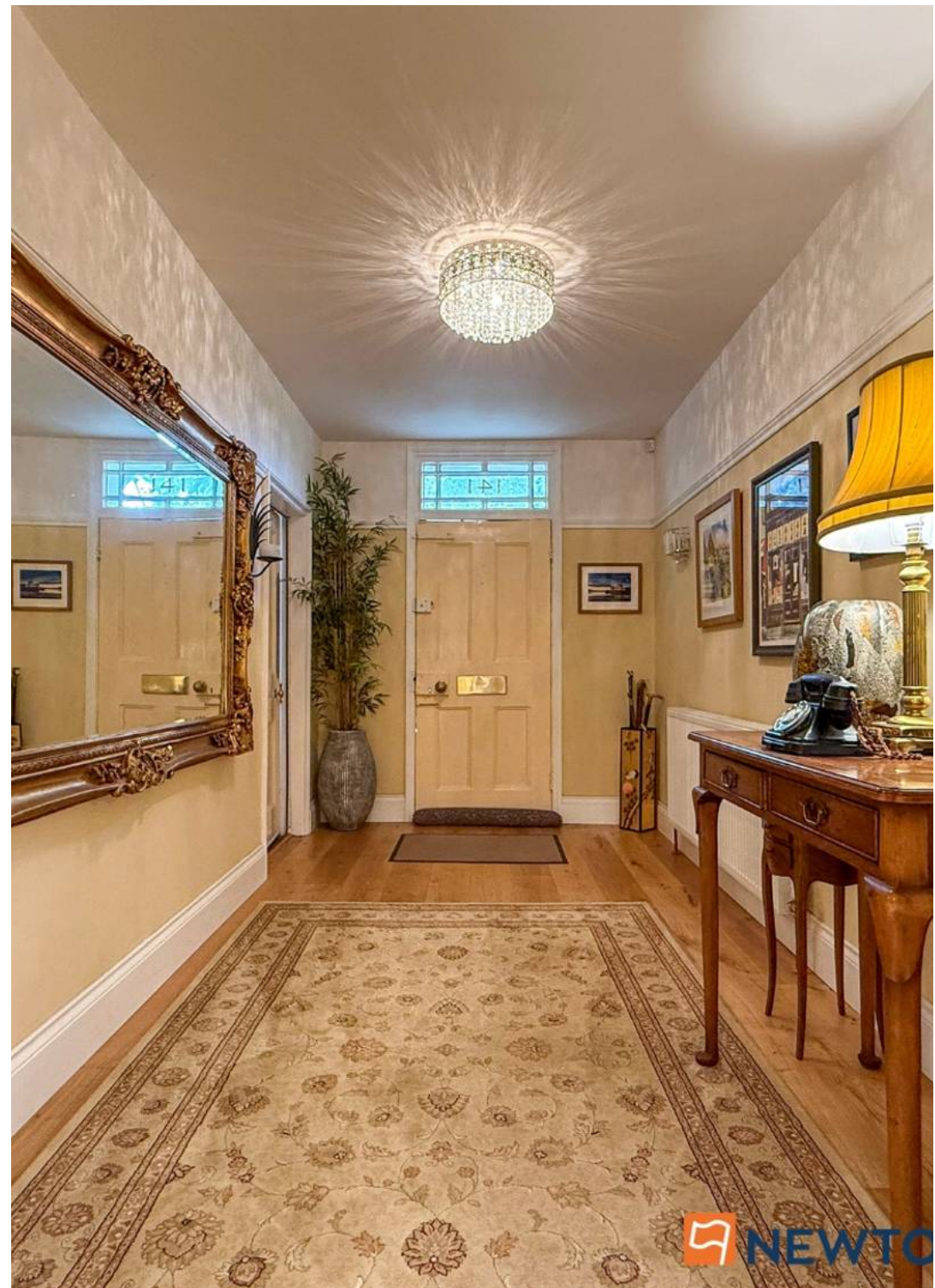
Balderton, Newark

MARKETED WITH NO CHAIN Manthorpe Lodge is a truly exceptional late Georgian detached residence, beautifully restored and thoughtfully modernised by the current owner to an outstanding standard. Occupying a magnificent plot of approximately 0.62 acres, this elegant home offers an enviable blend of period charm and contemporary living, together with exciting potential for further development, subject to the necessary planning permissions.

Offering substantial yet highly versatile accommodation, Manthorpe Lodge is perfectly suited to a wide range of buyers, from growing families to those seeking generous reception space for entertaining. Internal viewing is essential to fully appreciate both the scale and quality of this remarkable home.

The beautifully presented ground floor begins with a welcoming entrance hall leading through to an inner hallway and a stylish cloakroom/WC. The spacious dual-aspect lounge enjoys an abundance of natural light and opens onto the gardens via French doors, while a generous sitting room and separate dining room provide flexible living and entertaining spaces. A stunning garden room, featuring a central roof lantern and bi-folding doors, creates a seamless connection between the home and its picturesque surroundings.

At the heart of the property is an impressive breakfast kitchen, beautifully appointed with quartz work surfaces, space for a range cooker, and integrated appliances including a dishwasher, fridge and freezer. The first floor is equally impressive, with an attractive split-level landing leading to the elegant main bedroom that is dual aspect and complete with a charming feature fireplace. Three further spacious double bedrooms are served by a luxurious fully tiled family bathroom, fitted with a high-quality three-piece suite, alongside a separate fully tiled WC.





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Approached through electric double wrought iron gates, the property enjoys an impressive sense of arrival with a sweeping driveway providing extensive parking for numerous vehicles, including space for a caravan or motorhome, together with a double garage.

The beautifully landscaped gardens extend predominantly to the North and East side of the property, where manicured lawns are framed by an array of mature trees and established shrubs, creating a private and tranquil setting. Beyond the boundaries, delightful views across the adjoining lake provide a stunning backdrop throughout the seasons.

In recent years, Manthorpe Lodge has undergone a comprehensive programme of refurbishment, including a full electrical rewire, new gas-fired central heating system and boiler, replacement plumbing, a beautifully appointed kitchen, luxurious bathroom and WCs. The property has also been tastefully redecorated throughout and benefits from new floor coverings, resulting in a home that is ready to move straight into while retaining its timeless Georgian character.

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Hall

12' 9" x 6' 11" (3.89m x 2.11m)

Inner Hall

18' 0" x 7' 4" (5.49m x 2.23m)

maximum measurements

Ground Floor WC

5' 10" x 3' 10" (1.78m x 1.17m)

Living Room

20' 2" x 18' 1" (6.15m x 5.51m)

maximum measurements

Sitting Room

13' 5" x 12' 10" (4.09m x 3.91m)

maximum measurements

Dining Room

13' 1" x 12' 11" (3.99m x 3.94m)

maximum measurements

Garden Room

20' 3" x 11' 3" (6.17m x 3.43m)

maximum measurements

Breakfast Kitchen

14' 3" x 11' 11" (4.34m x 3.63m)

14' 3" x 11' 11" maximum measurements

Bedroom One

16' 11" x 12' 11" (5.16m x 3.94m)

maximum measurements

Bedroom Two

13' 1" x 13' 0" (3.99m x 3.96m)

maximum measurements





Bedroom Three

12' 11" x 11' 0" (3.94m x 3.35m)
maximum measurements

Bedroom Four

14' 0" x 12' 1" (4.27m x 3.68m)
maximum measurements

Family Bathroom

9' 0" x 7' 1" (2.74m x 2.16m)

Separate WC

5' 11" x 3' 4" (1.80m x 1.02m)

Double Garage

17' 7" x 15' 11" (5.36m x 4.85m)

Agent's Note - Windows

The windows in the property are a combination of wooden and UPVC single and double glazing.

Agent's Note - Tree Preservation Order

We have been advised that there is one tree near the front wall under a Tree Preservation Order.



Agent's Note

The wooden lakeside terraced area to the perimeter of the rear gardens is not within the property Title but tended by the vendor.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,642 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.



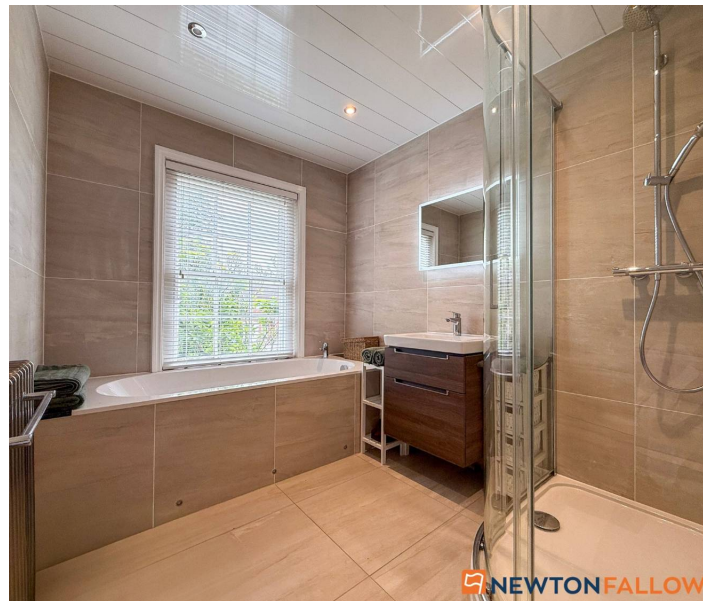


Anti-Money Laundering Regulations

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 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.







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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 **NEWTON FALLOWELL**