



Warwick Road, Balderton



3



1



2

Guide Price £340,000 to £350,000



Key Features

- Extended Detached Home
- Three Bedrooms
- Lounge & Sitting Room
- Open Plan Living/Dining Kitchen
- Luxurious Shower Room
- South Facing Rear Garden
- Range Of Outbuildings
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Having been tastefully renovated and EXTENDED by the current owners, this magnificent DETACHED bungalow boasts a delightful SOUTH FACING plot with a range of outbuildings in the rear garden, and a wonderful in-and-out driveway providing off street parking for multiple vehicles. The bungalow is conveniently located in the heart of Balderton with easy access to the A1, Newark town centre and a variety of local amenities.

The bungalow's immaculate and versatile accommodation comprises: inviting entrance hallway, generous dual aspect lounge with French doors to the rear garden and a feature multi fuel burning stove, spacious sitting room/bedroom, spectacular open plan living/dining kitchen that provides a superb hub of the home. The living area has French doors to the rear garden, and the kitchen boasts a range of high-quality integrated appliances to include a Quooker hot top, induction hob, electric oven, microwave, fridge/freezer, dishwasher and washing machine. Back from the hallway, there is access to a luxurious shower room and three bedrooms, one of which is currently being utilised as a home office.

Outside, the property is approached with a secure in-and-out driveway with two sets of wrought iron gates allowing off street parking for multiple vehicles. The rear garden offers a good degree of privacy, is south facing and has been wonderfully landscaped. The garden includes a range of brick-built outbuildings that could be utilised for a variety of purposes, a marvellous paved entertaining area for those summer evenings, and a mix of gravelled and planted areas for low maintenance. Other features include gas combi central heating (boiler installed in 2021) and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 10'2" x 9'1" (3.1m x 2.8m)

maximum measurements

Lounge 17'6" x 11'11" (5.3m x 3.6m)

maximum measurements

Sitting Room/Bedroom 15'9" x 7'11" (4.8m x 2.4m)

Open Plan Living/Dining Kitchen 27'4" x 14'5" (8.3m x 4.4m)

maximum measurements

Bedroom One 12'5" x 10'11" (3.8m x 3.3m)

Bedroom Two 12'5" x 11'7" (3.8m x 3.5m)

maximum measurements

Bedroom Three/Study 8'6" x 7'0" (2.6m x 2.1m)

maximum measurements

Shower Room 7'10" x 6'9" (2.4m x 2.1m)

Outbuildings:

Store 1 7'8" x 6'1" (2.3m x 1.9m)

Store 2 8'1" x 6'1" (2.5m x 1.9m)

Store 3 6'1" x 4'0" (1.9m x 1.2m)

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,221 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

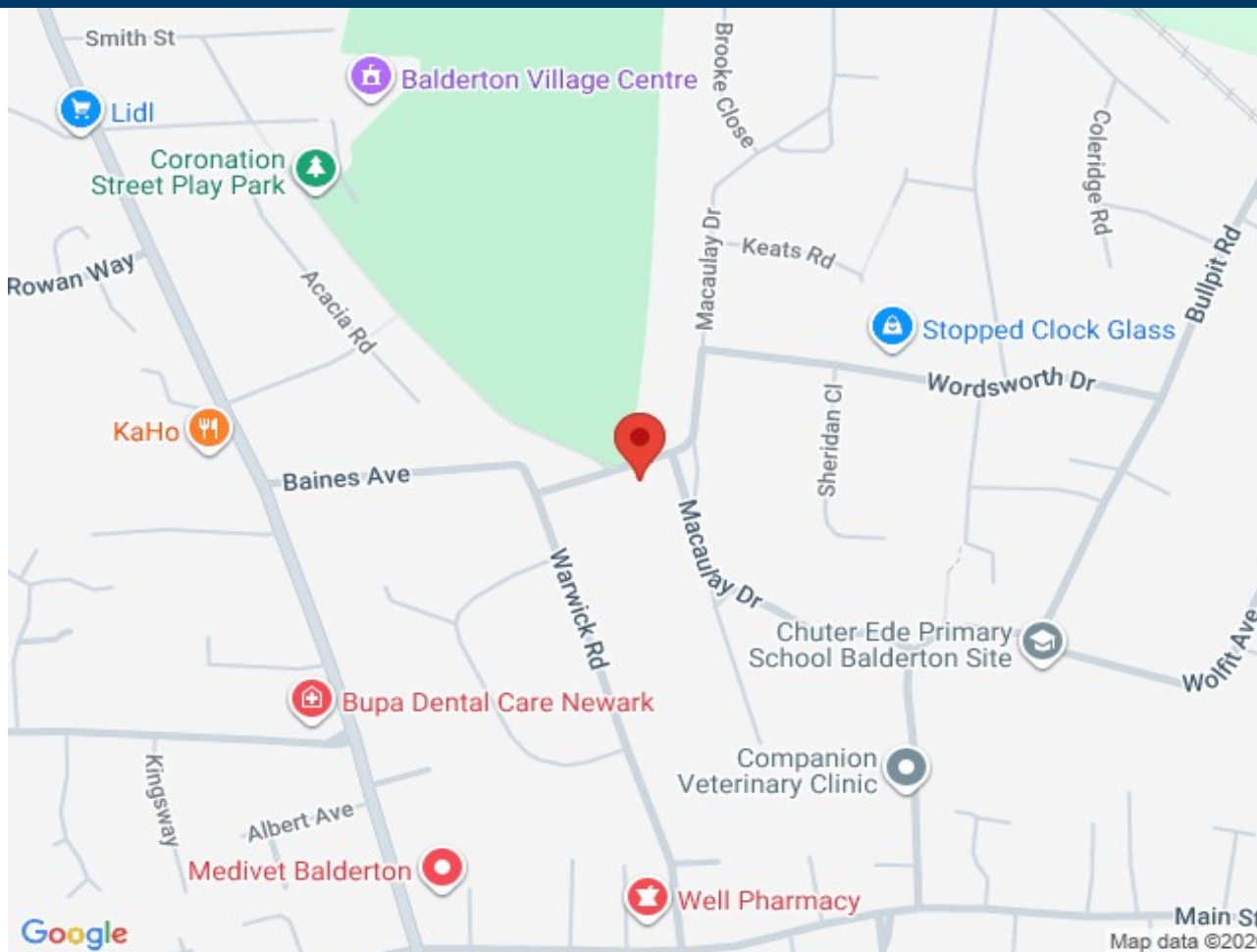
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

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.

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

