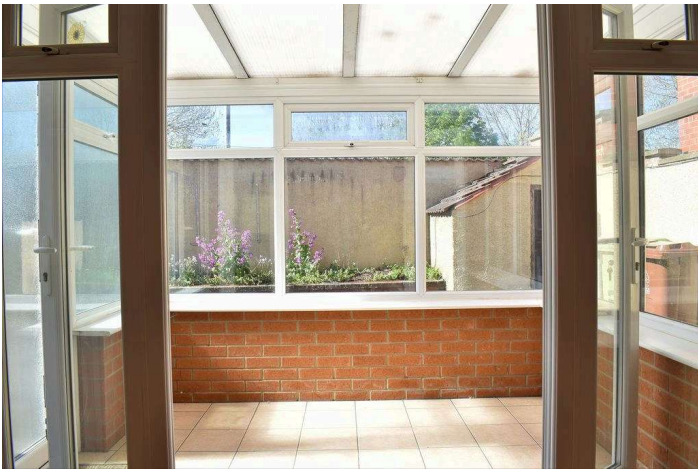


London Road, Balderton NG24 3JE



GUIDE PRICE £170,000 to £180,000. An individual two bedroom detached bungalow situated in a popular location a short distance from local amenities. In addition to the two bedrooms, the property has a well proportioned and spacious lounge, a breakfast kitchen and a well fitted bathroom. The property benefits from having off road parking, a single garage, double glazing and electric storage heating. **NO CHAIN**

Guide Price £170,000 to £180,000



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, which is located to the side of the property, this leads directly into the breakfast kitchen.

Breakfast Kitchen 15' 4" x 8' 9" (4.67m x 2.66m)

This excellent sized breakfast kitchen has a window to the front elevation and a large archway opening through into the lounge making both rooms particularly bright and airy. The kitchen area is fitted with a comprehensive range of wooden base and wall units, including display cabinets, with tiled work surfaces and splash backs. There is a one and a half bowl sink, an integrated oven with electric hob and extractor hood above, and also an integrated fridge. In addition there is space and plumbing for a washing machine. The breakfast kitchen is of sufficient size to comfortably accommodate a dining table, and has a ceramic tiled floor, a ceiling strip light, cornice to the ceiling, a further ceiling light point above the dining area, and an electric storage heater. A personnel door leads through to the garage.

Lounge 17' 3" x 15' 4" (5.25m x 4.67m)

This very large reception room has glazed French doors that lead through to the front conservatory/front porch, and a further door provides access to the inner hallway. The lounge has wood laminate flooring, cornice to the ceiling, wall light points and an electric storage heater.

Conservatory/Front Porch 7' 7" x 5' 9" (2.31m x 1.75m)

This dual purpose room is of dwarf brick wall construction with a upvc frame and has triple aspect windows. A further glazed door provides access out to the front of the bungalow. This room has a ceramic tiled floor and serves as both a front porch and a small conservatory.

Inner Hallway

The inner hallway provides access to both bedrooms and the bathroom, and has cornice to the ceiling.

Bedroom One 11' 6" x 11' 3" (3.50m x 3.43m) (at its widest points)

An excellent sized double bedroom with a window to the rear elevation. This bedroom has a comprehensive suite of fitted wardrobes, wood laminate flooring, cornice to the ceiling, a ceiling light point and an electric storage heater.

Bedroom Two 11' 3" x 7' 9" (3.43m x 2.36m)

A further double bedroom with a window to the rear elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and an electric storage heater. Access to the roof space is obtained from bedroom two. In addition there is a small fitted storage cupboard.

Bathroom 8' 3" x 6' 6" (2.51m x 1.98m)

The bathroom has an opaque window to the rear elevation and is fitted with a coloured suite comprising bath, pedestal wash hand basin and WC. In addition there is a separate walk in shower cubicle with mains shower fitted. The bathroom has ceramic floor tiling, part ceramic wall tiling, cornice to the ceiling, a ceiling light point, a wall mounted heater, an extractor fan and a shaver socket.

Garage 16' 11" x 8' 10" (5.15m x 2.69m)

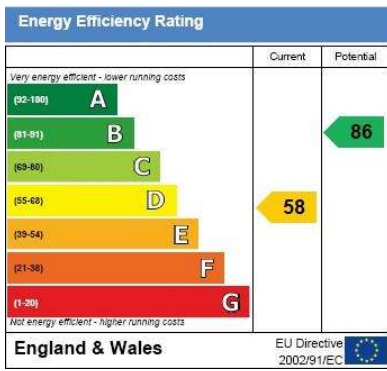
The garage has an electrically operated up and over door to the front elevation, and a personnel door that leads back through into the breakfast kitchen. The garage is equipped with both power and lighting.

Outside

The bungalow sits on a small but private plot, and to the front is a substantial tarmac driveway and an ample off road parking area. This in turn leads down to the garage and front door. Also located to the front of the property is a raised flowerbed and a useful garden store. There is gated access around the side of the property to the rear where there is a gravel pathway.

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

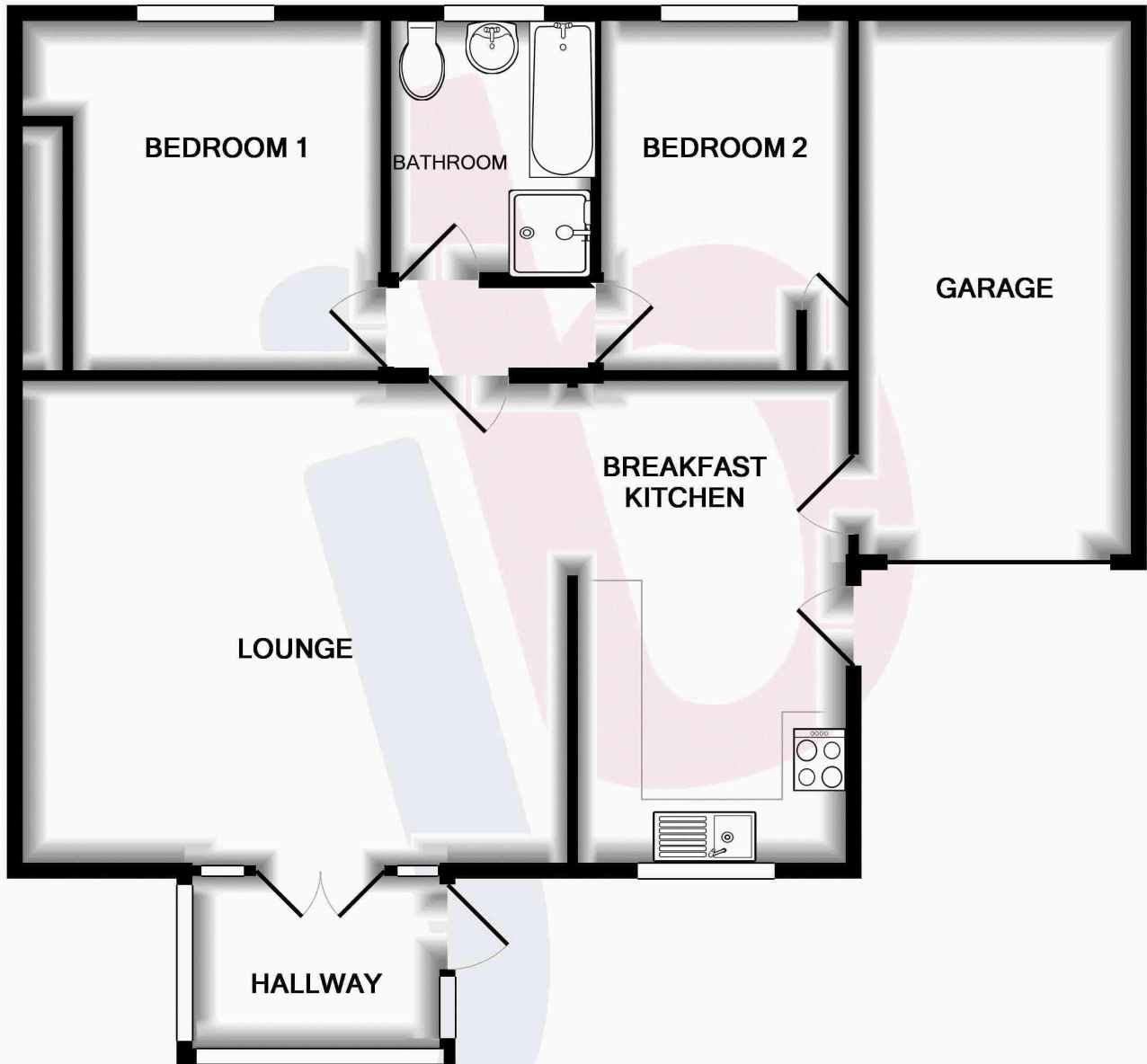
Possession/Tenure

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. 00004720 22 April 2026



TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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