



## 6 Anderson Close

Balderton, Newark, NG24 3GD



Book a Viewing

**£325,000**

Tucked away in a lovely cul-de-sac position, this beautifully modernised detached family home combines contemporary style with a practical layout ideal for everyday living. A welcoming entrance hall sets the tone, leading to a convenient downstairs cloak room and a stunning refitted kitchen-breakfast room, complete with appliances and direct access to both the garage and the rear garden. The living room flows through double doors into the dining room, which in turn opens to a light-filled conservatory overlooking the garden – perfect for relaxing or entertaining. Upstairs, the refitted family bathroom features a sleek four-piece suite with both a bath and a separate shower cubicle, while the master bedroom enjoys its own contemporary en-suite shower room and three further bedrooms provide comfortable accommodation for family or guests. Outside the rear garden offers a blend of lawn and paved patio space with gated side access.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – D.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.





#### ENTRANCE HALL

16' 2" x 5' 10" (4.93m x 1.78m) With uPVC double glazed opaque door, laminate flooring, radiator, built-in storage cupboard, stairs to the first floor and doors to the kitchen breakfast room, living room and downstairs WC.

#### LIVING ROOM

16' 6" x 10' 11" (5.03m x 3.33m) With uPVC double glazed window to the front elevation, radiator, gas fire suite with wooden surround and marble hearth and double doors to the dining room.

#### DINING ROOM

9' 8" x 8' 9" (2.95m x 2.67m) With laminate flooring, radiator and uPVC double glazed French doors leading to the conservatory at the rear.



#### CONSERVATORY

9' 2" x 8' 6" (2.79m x 2.59m) Brick and uPVC double glazed construction with French doors onto the garden, polycarbonate roof and tiled floor.

#### KITCHEN BREAKFAST ROOM

16' 9" x 10' 2" maximum (5.11m x 3.1m) Re-fitted with a modern range of wall and base units and a worksurface incorporating a breakfast bar and a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, fitted combination microwave oven and warming drawer, built-in wine fridge, spaces for a large American style fridge, freezer and integrated dishwasher, fitted ceramic hob and the stainless steel extractor hood, LED plinth lighting, inset spotlights, feature vertical picture radiator, personal door leading to garage, uPVC double glazed windows and door onto the rear garden.



#### WC

Fitted with a two piece suite; low-level WC and pedestal wash handbasin. Radiator, laminate flooring and extractor.

#### LANDING

Galleried landing with uPVC double glazed window to the front elevation, radiator, access to the loft and doors to the four bedrooms and family bathroom.

#### MASTER BEDROOM

12' 1" x 10' 11" (3.68m x 3.33m) With uPVC double glazed window to the front elevation, radiator, built in wardrobes and door to en-suite.



#### EN-SUITE

5' 3" x 4' 10" (1.6m x 1.47m) Re-fitted with a contemporary suite, comprising a low-level WC, wash handbasin within a vanity unit and shower cubicle with an electric shower, tiled walls, tiled floor, electric shaver point, extractor, inset spotlights and heated towel rail.

#### BEDROOM TWO

12' 10" x 12' 2" (3.91m x 3.71m) With uPVC double glazed window to the rear elevation, large wardrobe and a radiator.

#### BEDROOM THREE

12' 10" x 8' 6" (3.91m x 2.59m) With uPVC double glazed window to the rear elevation and a radiator.



#### BEDROOM FOUR

8' 11" x 8' 5" (2.72m x 2.57m) With uPVC double glazed window to the front elevation and a radiator.

#### FAMILY BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m) Re-fitted with a white contemporary four piece suite, comprising a panelled bath with mixer shower attachment, wash hand basin unit, low-level WC and shower cubicle with a mains fed shower, tiled walls, tiled floor, extractor, inset spotlights, electric shaver point, heated towel rail and uPVC double glazed opaque window to the side elevation.

#### GARAGE

16' 4" x 8' 6" (4.98m x 2.59m) Having an up and over door, personnel door into the property, lighting, power and plumbing for a washing machine.



#### OUTSIDE

To the front there is an open plan lawn with borders for plants and shrubs pressed driveway providing off street parking and access to the garage. The rear garden has been landscaped with lawn and has gravelled and paved patio areas. There is also an outside tap, power points, a shed, security lighting and gated access at the side.

#### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

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#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Calum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

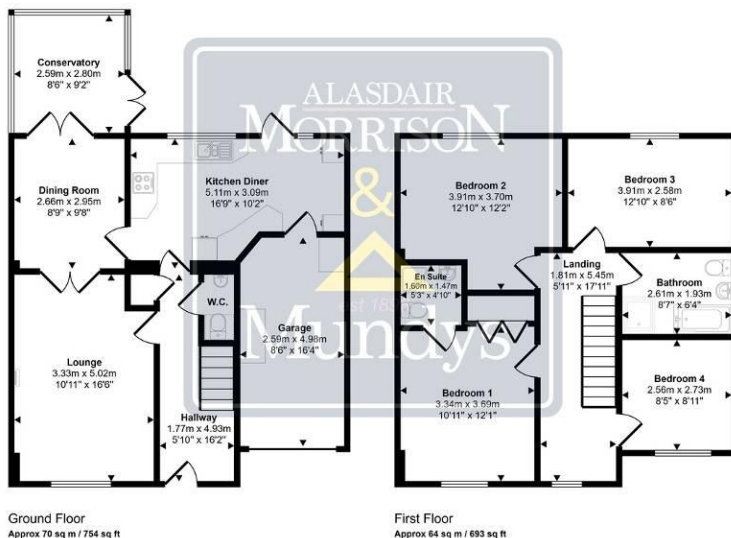
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Approx Gross Internal Area  
134 sq m / 1446 sq ft



46 Middle Gate  
Newark  
NG24 1AL

22 King Street  
Southwell  
NG25 0EN

29 Silver Street  
Lincoln  
LN2 1AS

22 Queen Steet  
Market Rasen  
LN8 3EH

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