

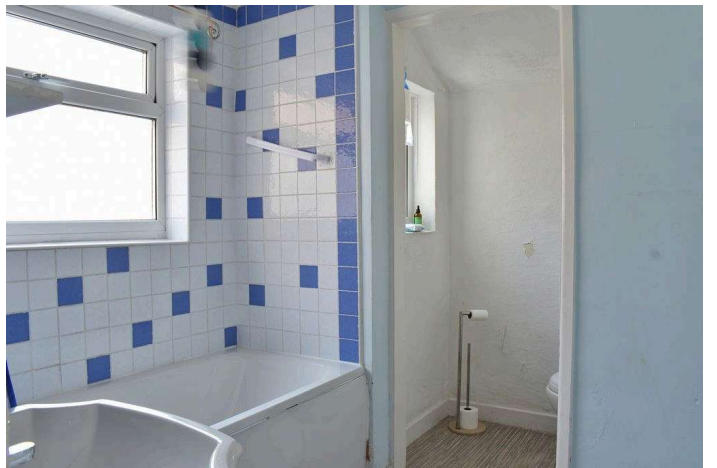
## Grove Street, Balderton NG24 3AR

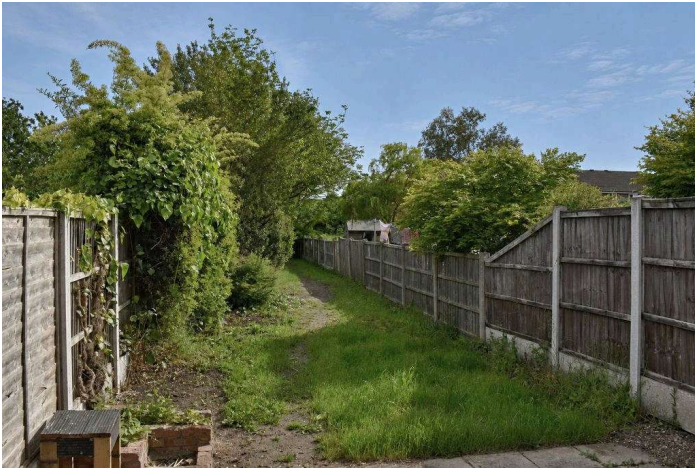


**GUIDE PRICE £150,000 to £160,000.** A traditional three bedroom terraced property situated on a popular residential road. In addition to the three bedrooms, the property has two well proportioned reception rooms, a fitted kitchen and ground floor bathroom. A particular feature is the large garden to the rear. The property is double glazed, has gas central heating and available for purchase with NO CHAIN.

**Guide Price £150,000 to £160,000**







### 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. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

### Accommodation

Upon entering the front door, this leads into:

#### Lounge 11' 11" x 11' 4" (3.63m x 3.45m)

A good sized and well proportioned reception room having a window to the front elevation, wood laminate flooring, cornice to the ceiling, both wall and ceiling light points and a radiator. The focal point of the lounge is the feature fireplace with living flame gas fire inset. To one side of the chimneybreast are bespoke fitted bookshelves and storage cupboards.

#### Dining Room 12' 4" x 11' 11" (3.76m x 3.63m)

A further excellent sized and well proportioned reception room, having a window to the rear elevation and doors providing access to the staircase leading to the first floor, and also to the kitchen. Accessed from the dining room and sited beneath the staircase is a useful storage cupboard. The dining room has a fireplace (non working), cornice to the ceiling, both wall and ceiling light points, and a radiator.

#### Kitchen 10' 10" x 6' 10" (3.30m x 2.08m)

The galley style kitchen has a window to the side elevation and a half glazed door leading out to the garden. The kitchen is fitted with a good range of base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a stainless steel sink, space for a freestanding gas cooker with extractor hood above, further space for a vertical fridge/freezer and space and plumbing for a washing machine. There is a ceiling light point. The central heating boiler is located here. From the kitchen a door leads through to the bathroom.

### Bathroom

The bathroom has two opaque windows to the side elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom has a useful fitted storage cupboard, a ceiling light point, an extractor fan and a radiator.

### First Floor Landing

The staircase rises from the dining room to the first floor landing which has doors into all three bedrooms. The landing has a ceiling light point. Access to the loft space is obtained from here.

#### Bedroom One 12' 4" x 11' 11" (3.76m x 3.63m) (at widest points)

An excellent sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator. The bedroom also has a large and useful fitted storage cupboard.

#### Bedroom Two 11' 5" x 8' 11" (3.48m x 2.72m)

A further double bedroom, with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

#### Bedroom Three 12' 10" x 6' 4" (3.91m x 1.93m) (including recess)

A good sized third bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

### Outside

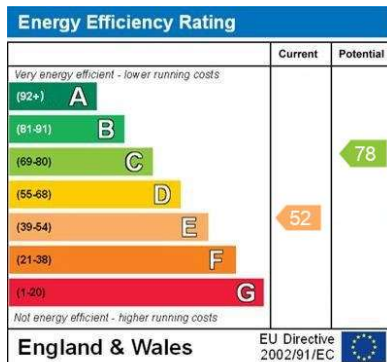
To the front of the property is a small enclosed hard landscaped garden, and a footpath leads to the front door. Gated access via the side passageway leads to the rear garden.

### Rear Garden

The large rear garden is a particular feature of this family home, it is fully enclosed, laid primarily to lawn and contains a wide variety of mature shrubs, plants and trees. There is a patio area that runs adjacent to the side and rear of the property providing an ideal outdoor seating and entertaining space. Located at the foot of the house is a useful outbuilding. The garden shed is included within the sale.

### Council Tax

The property is in Band A.



## **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.

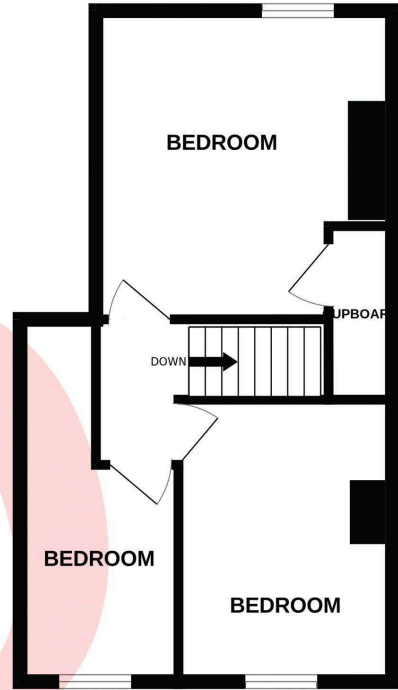
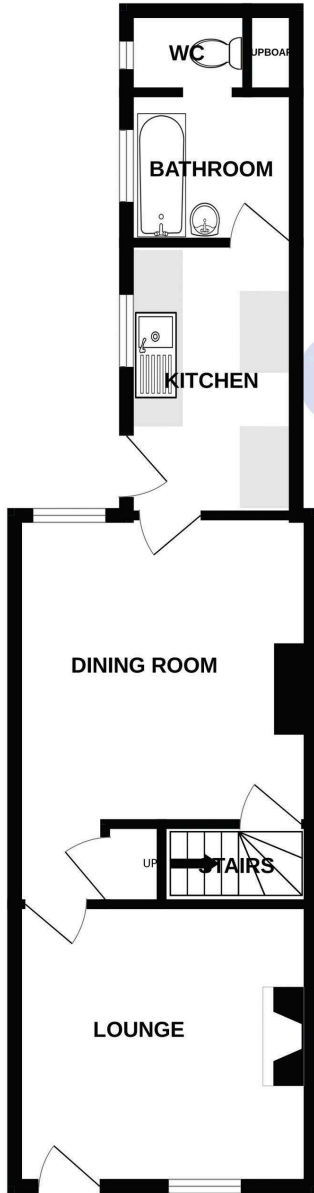
## **Services/Referral Fees**

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. 00007076 22 May 2026



GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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