



**Church Lane, Balderton Newark NG24 3NW**

**welcome to**

**Church Lane, Balderton Newark**

**\*\*SIZEABLE PLOT WITH NO ONWARD CHAIN \*\***

A wonderful three bedroom, detached bungalow quietly tucked away on Church Lane in Balderton and situated on a unique, generously sized plot with driveway for multiple cars and garage.



**Entrance Hall**

Having a radiator and access to the loft.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, single drainer stainless steel sink, double electric oven, gas hob, plumbing for washing machine, space for fridge freezer, partly tiled walls, radiator and double glazed window to the rear,

**Lounge**

Featuring a fireplace with electric fire, radiator and uPVC sliding doors into the conservatory.

**Conservatory**

There is a radiator, and uPVC double doors to the rear garden.

**Bedroom One**

There are built-in wardrobes, radiator and double glazed window to the front.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, fully tiled walls, extractor and obscure double glazed window to the front.

**Bedroom Two**

Having a radiator and double glazed window to the front.

**Bedroom Three**

There is a radiator and double glazed window to the side.

**Bathroom**

Fitted with a suite comprising of a bath with shower over, wash hand basin with built-in vanity unit, WC, partly tiled walls and obscure double glazed window to the side.

**Outside Front**

To the front of the property there is a driveway providing parking for multiple cars, low maintenance walled garden with a gravelled area and side access to the rear.

**Rear Garden**

To the rear of the property is a beautifully landscaped, very sizeable garden which could hold potential for further development. The garden is private, fully enclosed, surrounded by shrubbed borders, mainly laid to lawn in sections with a large patio area perfect for entertaining and dining outside. There is also a further area which houses a shed and greenhouse.

**Garage**

Having power.



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**Floor Plan**

**Garage**

Total floor area 105.3 m<sup>2</sup> (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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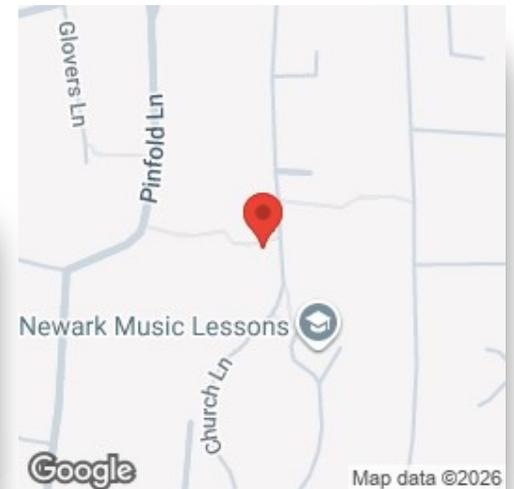
## **Church Lane, Balderton Newark**

- GENEROUS PLOT
- DETACHED BUNGALOW
- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- LOUNGE & CONSERVATORY

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106292 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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