



19 Bakewell Close

Balderton, Newark, NG24 3DY



Book a Viewing

£180,000

A well sized family home offered for sale with no upward chain, simplifying the buying process. The property features good size versatile accommodation over two floors. On the ground floor an entrance lobby leads to a bright living room with patio doors opening onto the rear garden. A second reception room provides flexibility as a study, dining room or occasional bedroom, while the kitchen diner overlooks the garden, creating a perfect space for family life. Upstairs there are three bedrooms and a family bathroom. Outside, the property enjoys lawned gardens to both the front and rear, along with brick built outhouses and a side open lobby with a WC. Well maintained throughout, the home benefits from uPVC double glazing and gas central heating with a combination boiler, while also offering excellent potential for modernisation and personalisation.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – A.

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 LOBBY

With stairs to the first floor and doors to both reception rooms.

RECEPTION ROOM TWO

10' 6" x 7' 8" (3.2m x 2.34m) With uPVC double glazed window to the side elevation and radiator.

LIVING ROOM

17' 11" x 12' 0" (into recess) (5.46m x 3.66m) With uPVC double glazed window to the front elevation, uPVC double glazed patio doors onto the rear garden, dado rail, gas fire suite and a door to the kitchen diner.



KITCHEN DINER

10' 8" x 10' 0" (3.25m x 3.05m) Fitted with a range of wall and base units with a work surface incorporating the sink unit with a stainless steel mixer tap, spaces for a fridge freezer, cooker and washing machine, tiled splash-backs, uPVC double glazed window to the rear elevation, extractor, radiator and a uPVC double glazed opaque door to the side elevation.

LANDING

With uPVC double glazed window to the rear elevation, built-in cupboard housing the wall mounted gas fired central heating boiler and doors to the bathroom and three bedrooms.



BEDROOM ONE

12' 0" x 10' 4" (plus recess) (3.66m x 3.15m) With uPVC double glazed windows to the front and side elevations and radiator.

BEDROOM TWO

12' 0" x 9' 9" (3.66m x 2.97m) With uPVC double glazed window to the front elevation and radiator.

BEDROOM THREE

8' 9" x 8' 2" (2.67m x 2.49m) With uPVC double glazed window to the rear elevation, radiator and access to loft space.



BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with mains fed shower over, tiled splash-backs, extractor and uPVC double glazed opaque window to the rear elevation.



OUTSIDE

To the front is an open plan lawned garden with pathway and to the rear is an enclosed garden which is mostly lawned with a pathway, borders for plants and shrubs, shed, paved patio area and gated access to the rear. There is also an attached outdoor WC and outhouses with power to one.

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

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

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, Callum 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 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.

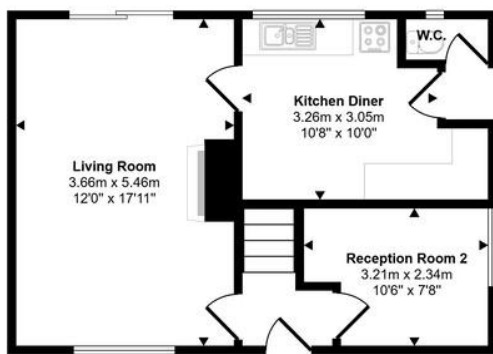
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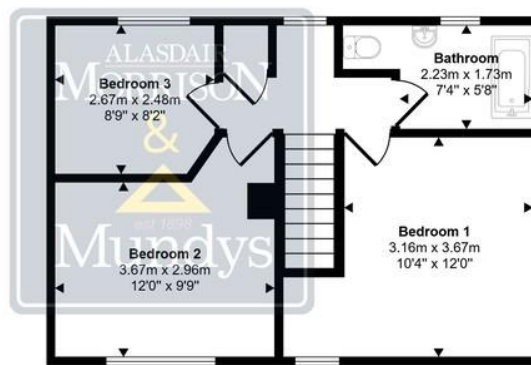
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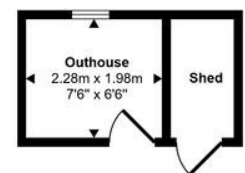
Approx Gross Internal Area
94 sq m / 1013 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 44 sq m / 478 sq ft



Outbuildings
Approx 7 sq m / 72 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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