



## 35 Russell Avenue

Balderton, Newark, NG24 3BT



Book a Viewing

**£237,500**

No Onward Chain - Situated in a quiet location with easy access to local shop and amenities, this detached bungalow offers well appointed accommodation throughout which includes Entrance Hall, Lounge, Kitchen Breakfast Room with Pantry, two Double Bedrooms, Conservatory and Shower Room. Outside there is a landscaped front garden for ease of maintenance, side driveway to garage (21'2 x 12'3) and a private lawned garden with established fruit trees.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – C.**

**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.



## ACCOMMODATION

### ENTRANCE HALL

A UPVC front entrance door with glazed panel inset gives access to the entrance hall with access to the roof space and radiator.

### LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m) With double glazed window to the front elevation, electric fire with feature surround and radiator.

### CONSERVATORY

12' 2" x 9' 9" (3.71m x 2.97m) Brick base with double glazed windows to the rear elevation, double glazed door to the rear elevation and tiled flooring.



### KITCHEN/BREAKFAST ROOM

11' 8" x 11' 11" (3.56m x 3.63m) With a range of wall and floor mounted cupboards and drawers, electric double oven, work surface with stainless steel single drainer sink unit, electric hob with extractor over, splash tiling to work surfaces, double glazed window to the rear elevation, plumbing for washing machine and a pantry with shelving.

### BEDROOM

12' 4" x 8' 9" (3.76m x 2.67m) With double glazed window to the front elevation and radiator.



### BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m) With double glazed window to the rear elevation, radiator and double glazed door to the conservatory.

### SHOWER ROOM

5' 8" x 8' 4" (1.73m x 2.54m) With a low level WC, vanity wash hand basin, double glazed window to the side elevation, splash tiling, heated towel rail and walk-in shower.

### OUTSIDE

To the front of the property there is a well-maintained front garden with side off road parking leading to the single garage. Side gated access leads to the totally enclosed and private rear lawned garden with flower/shrub borders and beds, patio area and established trees.



### GARAGE

21' 2" x 12' 3" (6.45m x 3.73m) With light and power.



**WEBSITE**

Our detailed website show 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**

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 & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray 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 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**

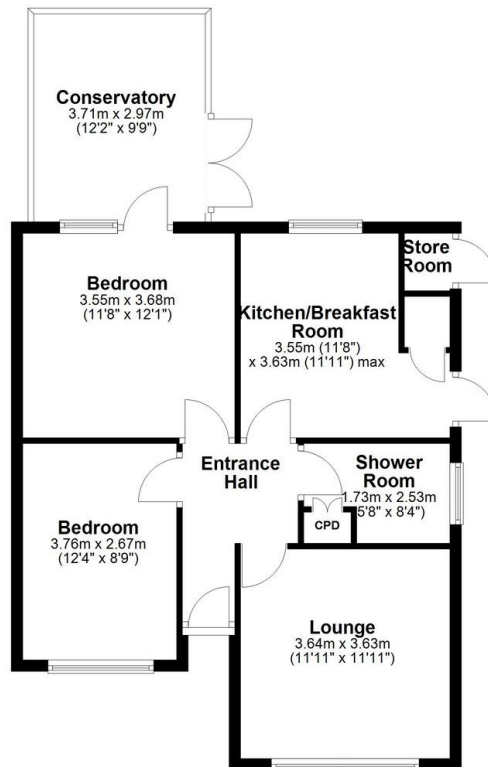
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

For Illustration Purposes Only  
Plan produced using PlanUp.

46 Middle Gate  
Newark  
NG24 1AL  
[newark@amorrison-mundys.net](mailto:newark@amorrison-mundys.net)  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
[southwell@amorrison-mundys.net](mailto:southwell@amorrison-mundys.net)  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
[info@mundys.net](mailto:info@mundys.net)  
01522 510044

22 Queen Steet  
Market Rasen  
LN8 3EH  
[info@mundys.net](mailto:info@mundys.net)  
01673 847487

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

