

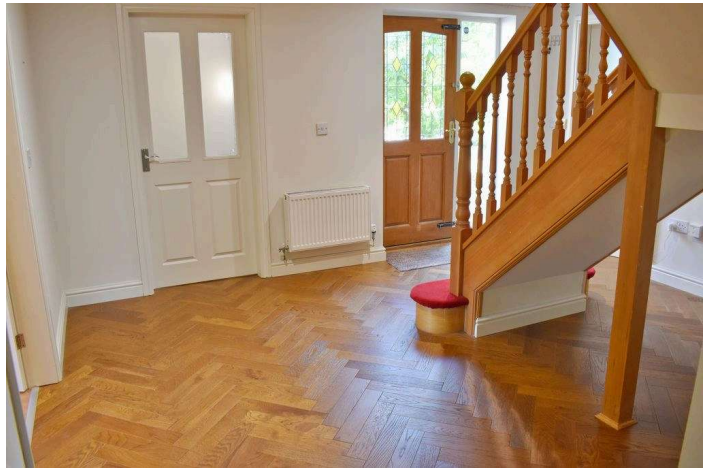
Ash Lodge, Balderton NG24 3RX

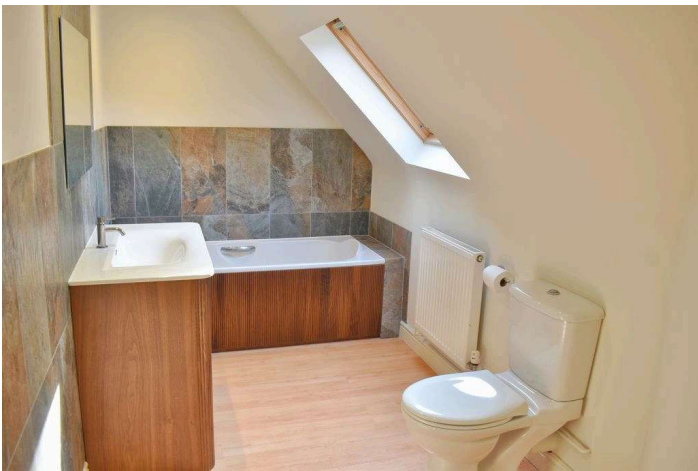
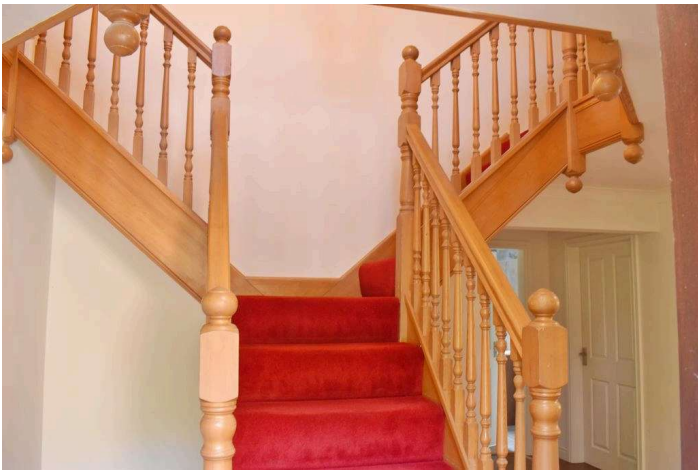


GUIDE PRICE £425,000 to £450,000. A substantial five bedroom detached family home situated in a quiet enclave of similar properties. The property provides exceptionally spacious and versatile accommodation including two reception rooms, a large dining kitchen, five bedrooms, two en-suites, a Jack & Jill shower room and a family bathroom. There is off road parking, a double garage, EV charger, and gardens to the front and rear. The property is double glazed and has gas central heating. NO CHAIN.

Guide Price £425,000 to £450,000







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. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food 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

On entering the front door, this leads into:

Reception Hallway

The very spacious and impressive reception hallway has a superb oak staircase leading to the first floor, and doors providing access into the lounge, dining kitchen, dining room and the ground floor bedroom. The hallway has a useful storage cupboard, engineered hardwood flooring, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Dining Kitchen 19' 9" x 12' 5" (6.02m x 3.78m) (excluding bay window)

This fabulous dining kitchen is the heart of the home and has a large bay window to the front elevation, and a further window to the rear. A personnel door leads into the double garage and a further door into the utility room. The kitchen area is fitted with an excellent range of base and wall units, complemented with quartz work surfaces and tiled splash backs. There is a twin bowl ceramic sink, and integrated appliances include a dishwasher and wine fridge. The Range cooker is included within the sale. The central island provides further storage. The dining kitchen is of sufficient size to comfortably accommodate a large dining table and has the same flooring that flows through from the hallway, cornice to the ceiling, recessed ceiling spotlights, a ceiling light point over the dining area and two radiators.

Utility Room 7' 10" x 6' 9" (2.39m x 2.06m)

The utility room has a window, and a door to the rear providing access out to the garden. The room is fitted with base and wall units to match those of the kitchen with the same quartz work surfaces and tiled splash backs. There is a stainless steel sink and space and plumbing for both a washing machine and tumble dryer. The utility room has the same flooring that flows through from the dining kitchen, cornice to the ceiling, an extractor fan, a ceiling light point and a radiator.

Lounge 19' 4" x 12' 4" (5.89m x 3.76m)

This reception room is of an excellent size and very well proportioned, with a window overlooking the front garden and French doors leading out to the rear. The focal point of the lounge is the feature fireplace with electric fire inset. The lounge has wood laminate flooring, cornice to the ceiling, two ceiling light points and two radiators.

Dining Room 12' 5" x 12' 5" (3.78m x 3.78m)

The dining room is currently utilised as an additional sitting room, and has a window overlooking the garden, wood laminate flooring, cornice to the ceiling, both wall and ceiling light points and a radiator.

Ground Floor Bedroom Two 12' 5" x 11' 2" (3.78m x 3.40m)

A double bedroom with a window overlooking the garden, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator. A door provides access to the Jack & Jill en-suite.

Jack & Jill En-suite 7' 8" x 6' 4" (2.34m x 1.93m)

The Jack & Jill en-suite has an opaque window to the rear and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. There is a ceramic tiled floor, cornice to the ceiling, a recessed ceiling spotlight, a ceiling light point and an extractor fan. This room also serves as a cloakroom to the main house.

First Floor Galleried Landing

The impressive staircase leads up to the galleried landing which has a dormer window to the front elevation and doors into four further bedrooms and the family bathroom. There is a ceiling light point. Also accessed from here are two useful storage cupboards.

Master Bedroom 18' 6" x 14' 5" (5.63m x 4.39m)

This superb sized bedroom has a dormer window to the front elevation and a Velux skylight to the rear. The bedroom has a hipped roof with restricted head height towards the eaves, recessed ceiling spotlights and two radiators. Adjacent to the bedroom is the dressing area.

Dressing Area

The dressing area has twin fitted wardrobes and a door into the en-suite bathroom.

En-suite Bathroom 8' 7" x 8' 3" (2.61m x 2.51m)

The en-suite has a dormer window to the front elevation and is fitted with a white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains shower. The room has wood laminate flooring, a ceiling light point, a recessed ceiling spotlight, an extractor fan and a radiator.

Bedroom Three 14' 5" x 9' 2" (4.39m x 2.79m)

A double bedroom with a dormer window overlooking the garden, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite to Bedroom Three

The en-suite has an opaque window to the rear and is fitted with a walk-in shower cubicle with electric shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a recessed ceiling spotlight, a ceiling light point, an extractor fan and a heated towel rail.

Bedroom Four 15' 4" x 12' 3" (4.67m x 3.73m)

This excellent sized double bedroom has dual aspect windows to the front and rear elevations, a ceiling light point and a radiator.

Bedroom Five 9' 2" x 8' 4" (2.79m x 2.54m)

This bedroom has a dormer window to the rear elevation, a ceiling light point and a radiator. The bedroom would serve equally well as a home office/study if required.

Family Bathroom 14' 10" x 6' 0" (4.52m x 1.83m) (at widest points)

The family bathroom has a Velux window to the rear and is fitted with a white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has wood laminate flooring, recessed ceiling spotlights, an extractor fan and a radiator.

Outside

Ash Lodge stands on a delightful plot and has off road parking for at least two vehicles adjacent to the double garage. There is a small lawned garden and gated access leading around to the rear. We have been informed by the vendor that there are shared maintenance costs of the private driveway. First laid to gravel circa 20 years ago and recently re-laid with new gravel. The costs are shared between house numbers 2 - 6, 1/5th each.

Double Garage 18' 7" x 18' 7" (5.66m x 5.66m)

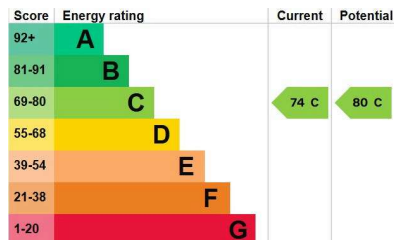
The garage has twin up and over doors to the front elevation and two windows to the side. As mentioned, a personnel door leads from the dining kitchen. The garage is equipped with both power and lighting and the central heating boiler is located here. There is an EV charger fixed to the garage.

Rear Garden

The rear garden is fully enclosed, enjoys a high degree of privacy and is laid primarily to lawn.

Council Tax

The property is in Band E.



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

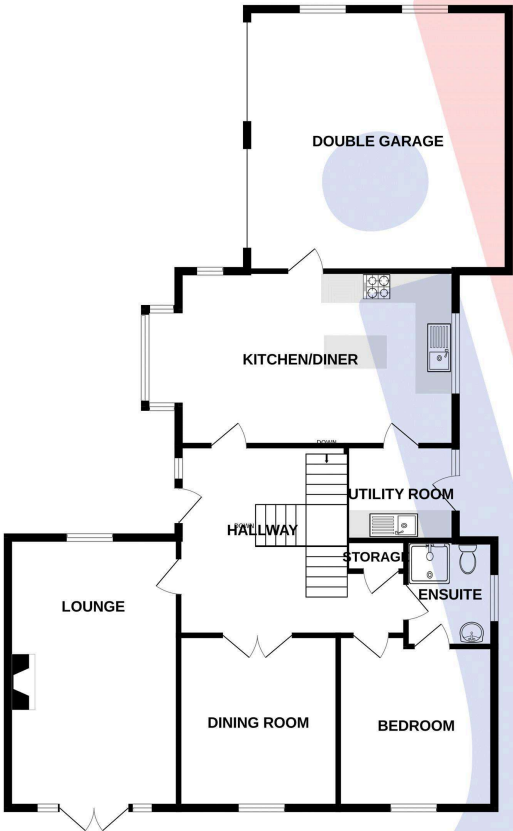
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

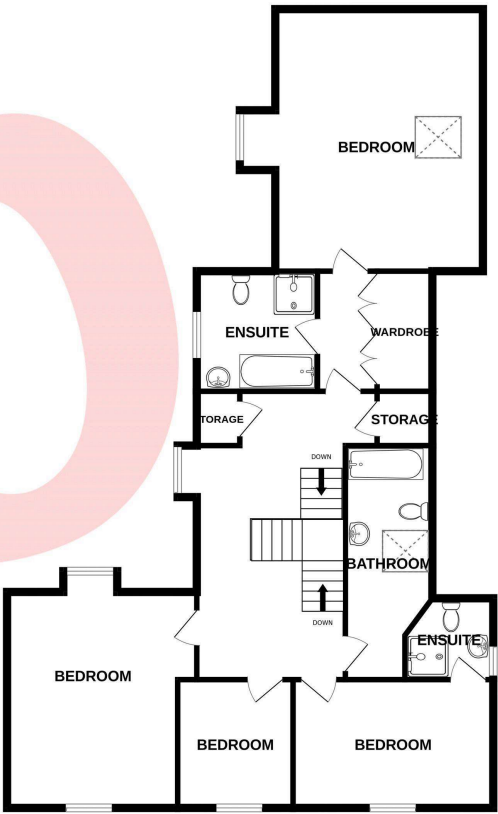
Services/Referral Fees

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: Chattertons Solicitors - £120.00 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. 00007030 22 July 2026

GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 2633 sq.ft. (244.6 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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