



London Road, Balderton,

4 1 2 E

OLIVER REILLY



THIS IS OUR HAPPY PLACE

Kitchen Notes  
MON  
TUE  
WED  
THU  
FRI  
SAT  
SUN



# London Road, Balderton, Newark

Guide Price £240,000

- SUBSTANTIAL FAMILY-SIZED TERRACE HOME
- POPULAR, CENTRAL & CONVENIENT LOCATION!
- SUPERB OPEN-PLAN DINING KITCHEN
- WELL-APPOINTED REAR GARDEN
- GRAVELLED DRIVEWAY FOR TWO VEHICLES
- FOUR EXCELLENT SIZED BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY FIRST FLOOR BATHROOM
- MAGNIFICENT OUTDOOR ENTERTAINMENT SPACE
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'E'



## A TRADITIONAL TARDIS MEETS CONTEMPORARY CHARM!!!

Set your sights on this impressive, substantial and FREE-FLOWING bay-fronted period terrace home. Presented to an EXCEPTIONALLY HIGH STANDARD! Promising contemporary perfection and central convenient. Located in a popular residential location, comfortably close to a wide range of excellent on hand amenities popular schools and ease of access onto the A1/ A46 corridors.

Not only is this attractive family-sized home beautifully maintained. It encourages a copious and VASTLY VERSATILE LAYOUT!... Ready and waiting for your immediate appreciation!

The expansive internal accommodation comprises: An inviting entrance hall, a spacious dining/sitting room, a lovely bay-fronted lounge and a MAGNIFICENT DINING KITCHEN with breakfast bar and French doors out to the garden.

The large split-level landing hosts FOUR DOUBLE BEDROOMS and a STYLISH MODERN BATHROOM. The master bedroom is enhanced by extensive fitted wardrobes.

Externally, the majestic features continue. Showcasing a DELIGHTFUL REAR GARDEN. Promoting minimal maintenance, maximum enjoyment and a high-degree of privacy. Strengthened by a wonderful outdoor entertainment space. Ideal for relaxing and unwinding, with a covered seating area and potential for a home bar. The front aspect is greeted with a MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side off-street parking. What more could you wish for?

Additional benefits of this STRIKING, SPACIOUS and STAND-OUT HOME include uPVC double glazing and gas central heating.

STYLISH, WELCOMING & READY TO IMPRESS! Your next move awaits!...

<b>INVITING ENTRANCE HALL:</b>	10'11 x 3'0 (3.33m x 0.91m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	13'8 x 11'10 (4.17m x 3.61m)
<b>DINING/SITTING ROOM:</b>	12'5 x 11'9 (3.78m x 3.58m)
<b>MODERN DINING KITCHEN:</b>	15'8 x 10'7 (4.78m x 3.23m)
<b>SPACIOUS FIRST FLOOR LANDING:</b> Max measurements provided.	20'1 x 6'3 (6.12m x 1.91m)
<b>MASTER BEDROOM:</b>	11'10 x 9'11 (3.61m x 3.02m)
<b>BEDROOM TWO:</b>	11'10 x 10'8 (3.61m x 3.25m)
<b>BEDROOM THREE:</b>	10'9 x 10'3 (3.28m x 3.12m)
<b>BEDROOM FOUR:</b>	8'9 x 6'2 (2.67m x 1.88m)
<b>CONTEMPORARY BATHROOM:</b>	6'2 x 5'0 (1.88m x 1.52m)

### EXTERNALLY:

This striking and spacious home is closely situated to amenities, main roads and Newark Town Centre. The front aspect is greeted with dropped kerb access onto a MULTI-VEHICLE GRAVELLED DRIVEWAY. Providing side-by-side off-street parking. A paved pathway leads to the entrance porch and front door. The pathway continues to the left side aspect, via a shared passage way, leading to a secure personal gate. Opening into a WELL-APPOINTED and HIGHLY PRIVATE rear garden. Enjoying a large paved seating area, directly accessed via the uPVC French doors in the kitchen/diner. Along with access to the attached external store and provision for a garden shed. The garden is partly laid to lawn, with a mature conifer bush and paved hardstanding/provision for a large garden shed. There is a lovely paved outdoor entertainment area, with a partial slate borders and a range of established shrubs and bushes. Enhanced by a sizeable and covered timber framed pergola. An ideal space to relax and entertain! There is a double external power socket, an outside tap, fully fenced side and rear boundaries.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Approximate Size: 1,085 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'E'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

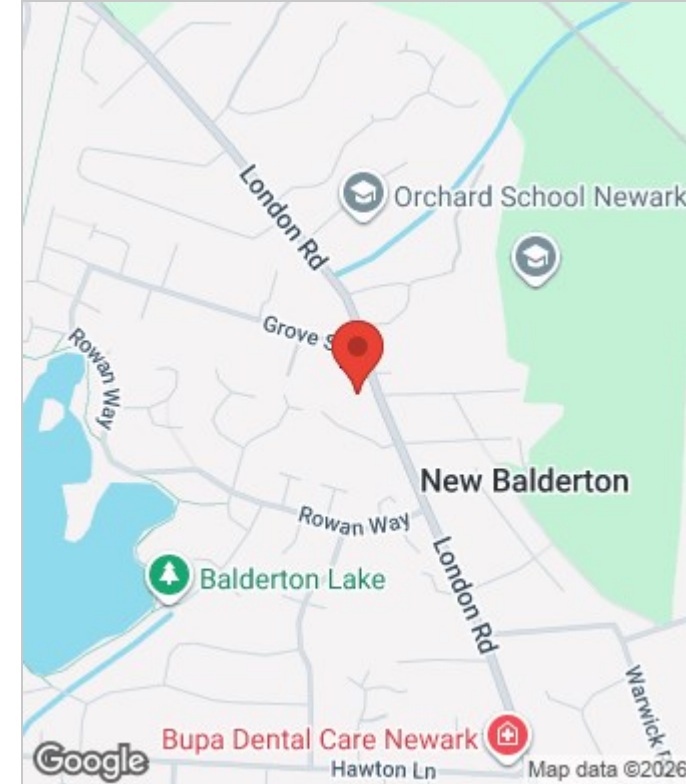




GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	