

2 Staple Lane, Balderton, Newark, NG24 3JQ

Offers Around £280,000

Freehold



- Link-Detached Property
- Extended to Rear
- Partially Converted Garage offering Utility Room
- Three Bedrooms
- Two Reception Areas
- En-Suite to Principal Bedroom
- Ample Off-Street Parking
- Additional WC to Ground Floor





Summary

This well-presented and thoughtfully extended link-detached home offers versatile living space ideal for modern family life.

The property is entered via a welcoming entrance hallway, with a convenient ground floor WC. To the front of the home is a stylish open-plan kitchen and dining room, complete with a peninsula unit providing both additional workspace and a sociable dining area. To the rear, a spacious living room forms part of the extension, creating a bright and comfortable space with views over the garden.

Further ground floor accommodation includes a side porch giving access to a useful utility room, located at the rear of the garage, adding practicality to the home.

To the first floor, the landing leads to three well-proportioned bedrooms. The main bedroom benefits from the extension and features its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property occupies a generous plot with a front garden comprising a laid lawn, flowerbeds, and two separate driveways providing ample off-road parking. The rear garden offers a pleasant patio area, ideal for outdoor dining and entertaining.

This attractive home combines spacious accommodation with a convenient location, making it an excellent opportunity for a range of buyers.

F&C

The Location

Balderton, near Newark-on-Trent, offers a friendly, community-focused environment with a peaceful, semi-rural feel, making it especially appealing to families. Residents benefit from good local amenities, access to green spaces, and convenient transport links via the A1 and A46, with easy travel to nearby cities. Its close proximity to Newark town centre provides shops, restaurants and rail connections, including routes to London.

Accommodation

Ground Floor

Entrance Hall

12'3" x 6'1" (3.74 x 1.87)

With carpet, ceiling light, stairs to first floor, understairs storage cupboard and access to kitchen, dining area and WC.



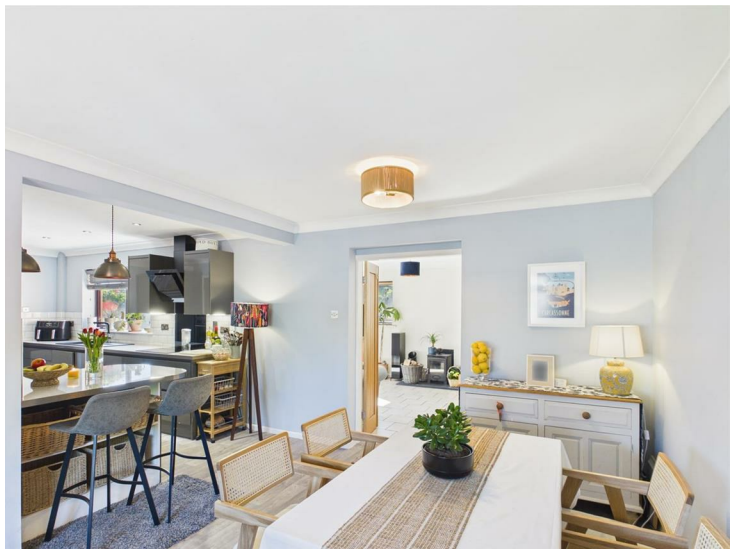
Kitchen Diner

26'10" x 9'1" (8.19 x 2.79)



Dining Area

Having vinyl flooring, windows to front elevation, ceiling downlights, access to living area to the rear of property through French doors and access to hallway.



Kitchen Area

Comprising vinyl flooring, base units, wall units, built-in oven, microwave, fridge freezer and dishwasher, induction hob, tile splashbacks, window to rear elevation, built-in kickboard lighting, extractor fan, ceiling down lights, peninsula breakfast table, radiator and access to hallway and dining room.



Sitting Room

17'9" x 12'5" (5.42 x 3.80)

With tiled flooring, French doors to the rear garden, double aspect windows, multi-fuel burner, radiator and ceiling light.



WC

5'10" x 2'9" (1.78 x 0.86)

Appointed with low flush WC, wash handbasin, tile splashbacks, window with frosted glass to front elevation, ceiling light and consumer unit.

Side Porch

8'5" x 3'2" (2.58 x 0.98)

Having laminate flooring, ceiling light, access to utility room, kitchen/dining and rear garden.

Utility Room

9'0" x 7'9" (2.75 x 2.38)

Comprising base units, vinyl flooring, wall units, space for washing machine and white goods, radiator, ceiling light and window to rear elevation.



First Floor Landing

With ceiling light, window to front elevation, carpet, built-in storage cupboard, access to all three bedrooms and family bathroom.



Bedroom One

13'0" x 12'11" (3.97 x 3.96)

Having two wardrobes, ceiling light, carpet, dual aspect windows forming part of extension and a radiator.



En-Suite

8'9" x 6'6" (2.68 x 1.99)

Forming part of the extension and appointed with vanity unit, low flush WC, walk-in shower cubicle, space for fitted shelving, LPV vinyl flooring, radiator, ceiling down lights and extractor fan.



Bedroom Two

11'9" x 12'7" (3.59 x 3.84)

With coving, window to the rear elevation, radiator, ceiling light and loft hatch.



Bedroom Three

7'10" x 7'4" (2.41 x 2.24)

Having coving, window to front elevation, built-in storage, ceiling light and radiator.



Family Bathroom

6'3" x 5'6" (1.92 x 1.70)

Comprising vinyl flooring, ceiling spotlights, extractor fan, low flush WC, wash handbasin, bath with shower and shower screen, frosted window to front elevation with blind and radiator.



Front Garden

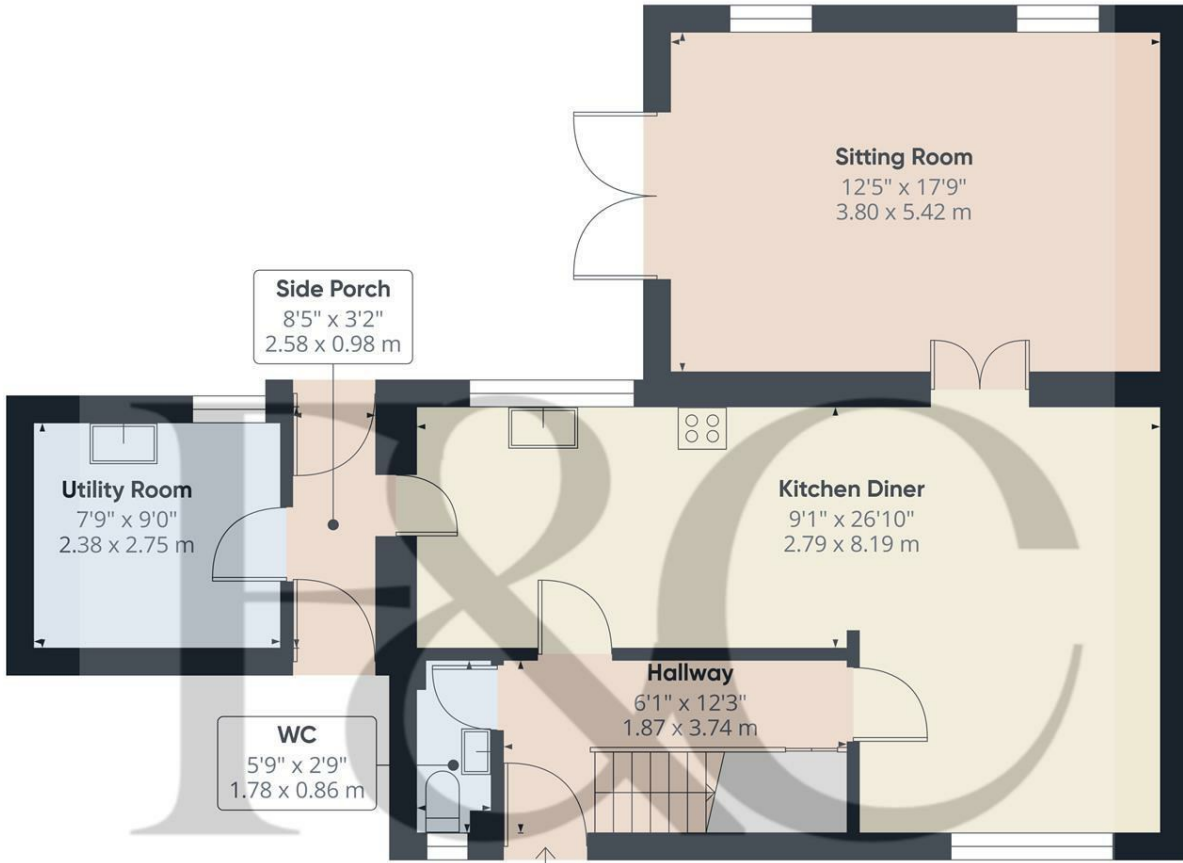
With two driveways, laid lawn with flower beds surrounding, two mature trees, access to attached garage, path leading to front door and side access via a gate.

Rear Garden

Having a terraced seating area, walled garden, wood storage, and access to the front of the property down the side.



Council Tax Band C



Floor 0

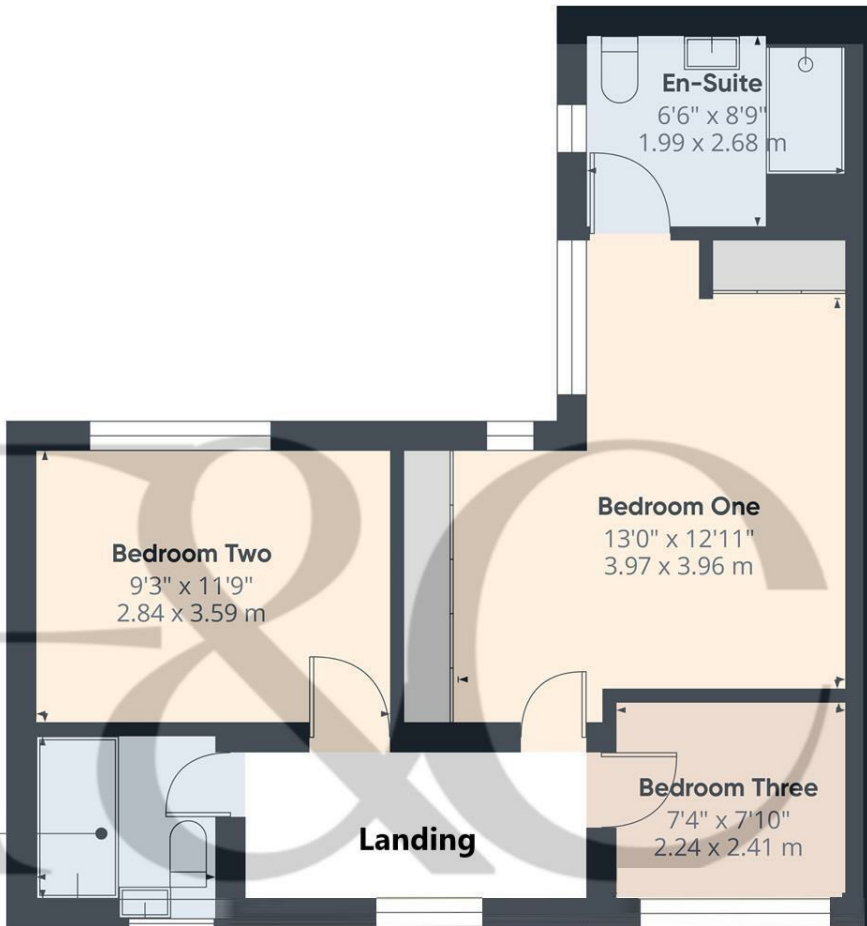
Approximate total area^m

732 ft²
68 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area^m

437 ft²
40.5 m²

(1) Excluding balconies and terraces

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2 Staple Lane
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Council Tax Band: C
 Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	