



38 Church Lane, Balderton, Newark, NG24 3NW

Offers In Region Of £400,000

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached four bedroomed bungalow with double garage and a pleasant cul-de-sac location. The property stands on an established plot with open plan frontage, parking for at least four cars, a side gate, secluded rear garden with summerhouse and paved/gravelled areas. There are detached bungalows in the immediate vicinity and the location is convenient for shops and schools. The property, substantially built circa 2013, provides practical, well designed, and adaptable living accommodation, having gas fired central heating and double glazing throughout.

The accommodation provides entrance hallway, reception hall, lounge with fireplace and gas stove, hallway with built in linen cupboard, kitchen with appliances and space for a dining table. There is a utility room, four good sized bedrooms and a bathroom. Bedroom four has been used as a separate dining room and alternatively could be used as a study. The double garage is partitioned for storage. The central heating boiler was installed just over one year ago. The driveway is tarmac and the garden areas are designed for low maintenance.

The original building firm was a company spanning three family generations, renowned for traditional quality construction.

Church Lane is situated off Main Street in the old part of Balderton village. There are local shops, hairdressers, a supermarket, and good primary schools within a short walking distance of the property. The Suther's School, based in a brand new purpose built state of the art building at Fernwood provides non-selective secondary school education with an excellent reputation. There are bus services to Newark town centre and the area is convenient for access points to the A1, A46 and A17 trunk roads. Newark on Trent is on the main East Coast railway line with regular services to London King's Cross and journey times of less than 75 minutes.

The property provides the following accommodation:

ENTRANCE HALLWAY

With centre opening uPVC doors, and personal door to the garage, power sockets.

RECEPTION HALL



With laminate floor, radiator and broom cupboard.



LOUNGE

15'1 x 12'3 (4.60m x 3.73m)



Fireplace with gas fire, 2 radiators, TV point.

HALLWAY

With built in linen cupboard, radiator.

KITCHEN

14'5 x 9'9 (4.39m x 2.97m)



Wall units, base cupboards, working surfaces incorporating a sink unit with drainer. Integrated electric hob and oven. Radiator, Bosch dishwasher and Bosch freezer. Connecting door to the Conservatory and archway to the Utility room.

UTILITY ROOM

7'6 x 5'2 (2.29m x 1.57m)



Wall cupboards, base units, working surfaces. UPVC rear entrance door. Bosch refrigerator and Zanussi washing machine.

CONSERVATORY

13'6 x 12'6 (4.11m x 3.81m)



Constructed on a brick base with uPVC windows and a polycarbonate roof. Electric heater and centre opening French doors to the garden.

MASTER BEDROOM

15'2 x 13'1 (4.62m x 3.99m)

(overall measurements measured into the wardrobe area)



Radiator, TV point.

Recessed and fitted wardrobes.

BEDROOM TWO

11'2 x 10'3 (3.40m x 3.12m)



Built in wardrobes, radiator.

BEDROOM THREE

9' x 7'9 (2.74m x 2.36m)



Radiator.

BEDROOM FOUR

10'11 x 9'11 (3.33m x 3.02m)



Laminate floor, radiator. This room has been used as a dining room, equally suitable as a study. TV point.

BATHROOM

10'9 x 5'5 (3.28m x 1.65m)



White suite comprising bath, basin with cabinet, shower cubicle with chrome fittings, low suite WC, fully tiled walls, radiator and laminate floor.



FIXTURES AND FITTINGS

The curtains and vertical blinds are included in the sale.

OUTSIDE



The property stands on an open frontage with a double width tarmac driveway providing space for parking for at least four motor cars. There is a side gate and path to the rear enclosed garden area, with lawned area. Gravelled area also and a useful outside tap. The garden is not overlooked and beyond the rear boundary is a neighbouring orchard. Summerhouse with power points and TV point. Garden shed.



DOUBLE GARAGE

18'0" x 17'8" (5.49m x 5.38m)
(Overall measurements)

Glow-worm central heating boiler (just over 12 months old), one electric garage door and one garage door temporarily sealed. The garage is stud partitioned to provide storage space and easily reinstated as a double garage. Loft space above, radiator, personal door and stainless steel sink unit.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District
Council Tax Band C.

Floor Plan

Approx. 135.1 sq. metres (1454.5 sq. feet)



Total area: approx. 135.1 sq. metres (1454.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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