



London Road, Balderton, Newark

 3  1  2  D


OLIVER REILLY



London Road, Balderton, Newark

Guide Price £175,000 - £185,000

- EXTENDED END TERRACE HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- SPACIOUS INTERNAL LAYOUT
- STYLISH GF BATHROOM & BOOT ROOM
- ON ROAD PARKING AVAILABLE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SUPERB CONTEMPORARY KITCHEN
- GENEROUS & PRIVATE ENCLOSED GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

Guide Price: £175,000-£185,000. AN ELEGANT EXTENDED BEAUTY! WITH MORE THAN MEETS THE EYE!

Do NOT be deceived here!... Despite retaining a high-degree of alluring kerb appeal, this cute and quirky EXTENDED END TERRACE COTTAGE-LIKE HOME holds a deceptively spacious and versatile internal layout. Combining character with complementary contemporary charm!

The property is primely positioned in the heart of Balderton, with sheer convenience on your doorstep! Surrounded by a vast array of excellent local amenities, popular schools links and ease of access onto the A1, A46 and into Newark Town Centre.

The extensive and free-flowing ground floor layout comprises: Lovely lounge with an eye-catching feature fireplace with an inset log burner, separate dining room, a FABULOUS MODERN KITCHEN. Hosting wide range of integrated appliances, a useful boot room/ rear entrance and a lavish ground floor bathroom. The first floor landing hosts TWO WELL-APPOINTED BEDROOMS with access up to a LARGE ATTIC BEDROOM, with extensive eaves storage.

Externally, the property enjoys a well-appointed, fully enclosed and highly private rear garden, with a paved seating area. On-street parking is available directly outside the house. On a first come, first served basis.

Further benefits of this beautifully bespoke home include a mixture of uPVC double glazing and hardwood glazing, along with gas fired central heating, via an 'IDEAL' combination boiler.

TAKE THE NEXT STEP... and appreciate this gorgeous character-filled GEM! Boasting an excellent level of space and living flexibility!



LOVELY LOUNGE: 12'10 x 11'2 (3.91m x 3.40m)

Accessed via an obscure hardwood front door with a fitted Venetian blind. A lovely sized reception room providing carpeted flooring, a central ceiling rose with light fitting, coving, dado rail, single panel radiator, TV connectivity point and a central feature fireplace housing an inset log burner with a raised hearth and decorative stone surround. Sliding sash hardwood window to the front elevation with a fitted Venetian blind. Access into the separate dining room.

DINING ROOM: 11'9 x 9'9 (3.58m x 2.97m)

An additional and equally spacious reception room. Providing carpeted flooring, a central ceiling rose with light fitting, two wall light fittings, smoke alarm, coving, single panel radiator, telephone point, dado rail, central feature fireplace with raised hearth and brick surround. Used for decoration purposes only. Carpeted stairs with handrail rising to the first floor with a useful walk-in under-stairs storage cupboard, hardwood window to the rear elevation. Open access through to the stunning extended kitchen.

STYLISH EXTENDED KITCHEN: 12'8 x 8'8 (3.86m x 2.64m)

Of luxurious modern design. Providing ceramic tiled flooring. The eye-catching kitchen houses a vast range of fitted wall and base units with oak flat edge, work surfaces over and white bevelled wall tiled splash backs. Inset white ceramic 1.5 bowl sink with mixer tap and drainer. Integrated medium height 'LOGIK' electric oven and separate four ring gas hob with stainless steel extractor hood above. Integrated dishwasher and tumble dryer. Provision for a freestanding fridge freezer. Under counter plumbing/provision for a washing machine. Recessed ceiling spotlights. uPVC double glazed window to the side elevation. An internal door with central clear glass partition leads into the useful boot room. Max measurements provided.

REAR ENTRANCE/ BOOT ROOM: 7'8 x 4'3 (2.34m x 1.30m)

Utilised as a sensible rear entrance, via a complementary composite side external door with obscure full height uPVC double glazed side panel. Providing tiled flooring, recessed ceiling spotlights, a stylish modern radiator and access into the ground floor bathroom.

GROUND FLOOR BATHROOM: 7'8 x 5'10 (2.34m x 1.78m)

Of lavish contemporary design. Providing complementary tiled flooring, a panelled bath with wall inset chrome mixer tap with mains shower facility and rainfall effect shower head, wall inset shelving, wall mounted clear glass shower screen and floor to ceiling wall tiling. Low-level W.C with integrated push-button flush and white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with floor to ceiling wall tiling behind. Chrome heated towel rail, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 11'9 x 6'2 (3.58m x 1.88m)

Providing carpeted flooring two ceiling light fittings and a smoke alarm. Internal door with staircase rises to the attic second bedroom. The landing leads into two further well-appointed bedrooms.

MASTER BEDROOM: 12'10 x 11'1 (3.91m x 3.38m)

A large DOUBLE bedroom located at the front of the property, providing carpeted flooring, a ceiling light fitting, coving, single panel radiator and a decorative feature fireplace. Hardwood sliding sash window to the front elevation.



**BEDROOM THREE:**

11'9 x 6'7 (3.58m x 2.01m)

A well-proportioned bedroom providing carpeted flooring, a single panel radiator, ceiling light fitting, coving, dado rail, fitted wardrobe housing the gas fired 'IDEAL' combination boiler. Hardwood window to the rear elevation, overlooking the garden. Max measurements provided.

ATTIC BEDROOM TWO:

11'8 x 10'2 (3.56m x 3.10m)

A generous DOUBLE bedroom. Providing carpeted flooring, recessed ceiling spotlights, single panel radiator, two fitted eaves storage cupboards. Velux roof light to the rear elevation. Max measurements provided.

EXTERNALLY:

The front aspect provides a hardwood gated entrance with a paved pathway leading to the front entrance door with sloped roof storm canopy above and two external wall lights. The front garden is of general low-maintenance and predominantly gravelled with walled side and front boundaries. The excellent sized rear garden retains a high-degree of privacy and offers a vast level of tranquility. Predominantly laid to lawn with stepping stone paved pathway leading to the bottom of the garden with hard-standing and provision for a garden shed. There is a lovely paved seating area directly from the boot room/ rear entrance. Providing a lovely private seating/ outdoor entertainment space, with an outside tap and external wall light. There are part fenced and walled side boundaries and a fully fenced rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler and a variety of hardwood single glazing 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: 925 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'**EPC: Energy Performance Rating: 'D' (61)**

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.

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 a appointment, please contact us on: 01636 558 540.

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.

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



2ND FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	