



Balderton House, Main Street, Balderton, Newark

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OLIVER REILLY



Balderton House, Main Street, Balderton, Newark

- SYMPATHETICALLY STUNNING HOME
- THREE DOUBLE BEDROOMS
- WONDERFUL OPEN-PLAN DINING KITCHEN
- TWO EN-SUITES & LARGE FAMILY BATHROOM
- TWO ALLOCATED PARKING SPACES
- EXCLUSIVE LOCATION! & CONSERVATION AREA!
- SUBSTANTIAL 2,000 SQUARE/FT LAYOUT
- GENEROUS LOUNGE/DINER & UTILITY/ GROUND FLOOR W.C
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- EXCEPTIONAL CONDITION WITH RETAINED FEATURES! Tenure: Freehold. EPC 'D'

A GORGEOUS GEORGIAN GEM...!
 We promise you'll be BLOWN AWAY by Balderton House.. A sympathetically STUNNING period home, returned to its former glory from the 1830's, creating a LARGE, LAVISH and LOVELY residence that screams STYLE & SOPHISTICATION from the moment you step inside!
 This magnificent home enjoys an exclusive position, within a popular Conservation Area. Enjoying views across to the local St.Giles Church. Set only a few moments away from an array of amenities, schools and transport links. Promising ease of access onto the A1 and A46.
 Words fail to replicate the magnitude of appreciation we have for this BEAUTIFULLY BESPOKE home. Showcasing a SUBSTANTIAL LAYOUT... In excess of 2,000 SQUARE/FT! Cleverly retaining a vast degree of original features, combined with a SIGNIFICANT MODERN RESTORATION, all in the last 7 years. Hand-crafted to create something VERY SPECIAL!
 The EXPANSIVE internal accommodation comprises: Communal reception hall, a GENEROUS OPEN-PLAN DINING KITCHEN, hosting a range of integrated appliances, charming window seat and a central dining island. A separate utility room/ ground floor W.C. Internal BI-FOLDING DOORS from the kitchen open into a HUGE 24FT LOUNGE/DINER with lovely high-ceilings, detailed ornate covings and a superb feature fireplace.
 The large first floor landing occupies a LUXURIOUS FOUR-PIECE BATHROOM and THREE DOUBLE BEDROOMS. Two of which benefit from a contemporary en-suite shower room. The copious master bedroom suite also enjoys a dressing room, a retained feature fireplace and original sash shutter box South Facing window with shutters and a wonderful front outlook.
 Externally, the development is greeted with TWO SIDE-BY-SIDE PARKING SPACES. There is a wonderful LOW-MAINTENANCE enclosed garden. Accessed from the French doors in the living space. Boasting a perfect external escape!
 Decorated with GRANDEUR & GREATNESS! Viewings are simply ESSENTIAL to fully appreciate the beauty inside this special signature home.

Offers in excess of £395,000



- RECEPTION HALL:**
 Accessed via the main stone portico communal entrance, with external door opening into an inner reception hall, with access to the property itself.
- FABULOUS OPEN-PLAN DINING KITCHEN:** 18'1 16'5 (5.51m x 5.00m)
- GROUND FLOOR W.C/ UTILITY:** 11'8 x 5'2 (3.56m x 1.57m)
- SUBSTANTIAL LOUNGE/DINER:** 26'4 x 24'2 (8.03m x 7.37m)
- FIRST FLOOR LANDING:** 16'8 x 7'2 (5.08m x 2.18m)
- MASTER BEDROOM:** 18'10 x 18'2 (5.74m x 5.54m)
 Max measurements provided.
- MASTER EN-SUITE:** 8'6 x 3'4 (2.59m x 1.02m)
- DRESSING AREA:** 5'11 x 4'3 (1.80m x 1.30m)
- BEDROOM TWO:** 13'7 x 12'1 (4.14m x 3.68m)
- EN-SUITE SHOWER ROOM:** 7'4 x 4'4 (2.24m x 1.32m)
- BEDROOM THREE:** 18'2 x 11'6 (5.54m x 3.51m)
 Max measurements provided.
- STUNNING FAMILY BATHROOM:**
- ALLOCATED PARKING SPACES:**
 There are two side-by-side allocated parking spaces associated with the property. Situated upon entry to the development, on the right hand side.





EXTERNALLY:

The exclusive walled development is accessed via a brick pillared entrance, onto a tarmac driveway. Providing two side-by-side off-street parking spaces. The front aspect is greeted with a beautifully landscaped garden. Predominantly laid to lawn, with a range of established bushes and shrubs. A block paved pathway with steps lead to the entrance porch and shared reception hall. Leading into the property.

The French doors in the large living/ dining space open into a lovely, enclosed and low-maintenance courtyard garden. Extensively paved, to create a relaxing external oasis. Perfect for entertaining! With a delightful outlook across to the local Church. There is provision for a useful garden shed/store, an outside tap, external lighting, fully fenced side and rear boundaries. A left sided wooden personal gate opens onto a shared tarmac driveway, leading round to the front of the property.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and wooden double glazing, via sash windows 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: 2,020 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 'C'

EPC: Energy Performance Rating: 'D'

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.

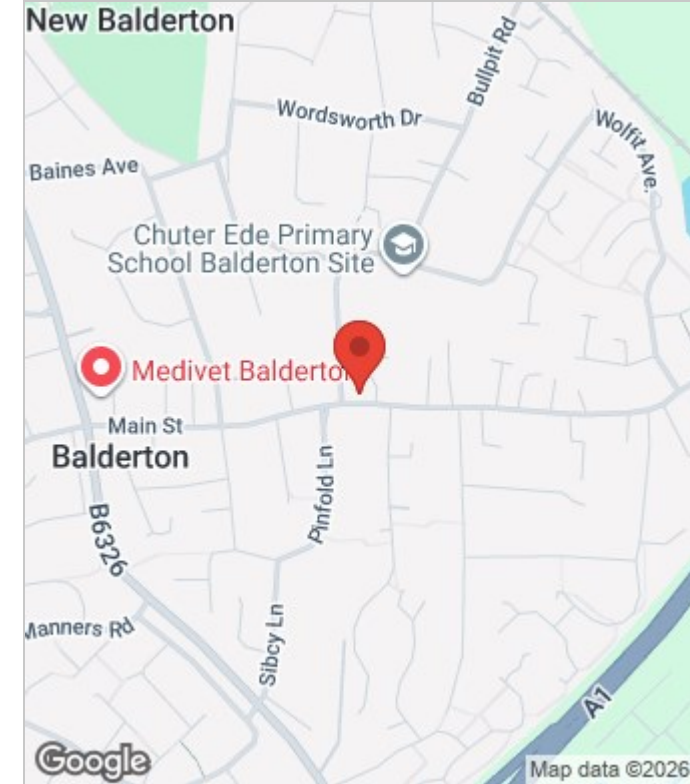
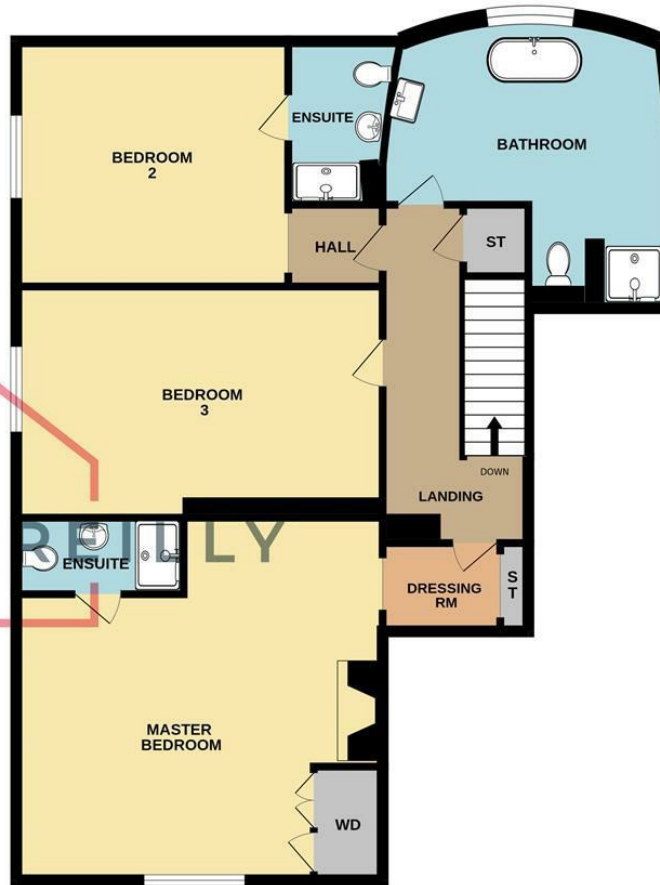




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	