



Macaulay Drive, Balderton, Newark

 3  1  1  D

 OLIVER REILLY



Macaulay Drive, Balderton, Newark

Guide Price £280,000

- STUNNING DETACHED BUNGALOW
- HIGHLY SOUGHT-AFTER LOCATION
- STYLISH DINING KITCHEN
- MULTI-VEHCILE DRIVEWAY & DETACHED WORKSHOP
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- THREE EXCELLENT SIZED BEDROOMS
- CAPTIVATNG CORNER PLOT SETTING
- LARGE DUAL-ASPECT LIVING ROOM WITH LOG BURNER
- LANDSCAPED PRIVATE GARDEN
- PRISTINE PRESENTATION! Tenure: Freehold. EPC 'D'

GUIDE PRICE £275,000 - £285,000 SIMPLY MAGNIFICENT!...
 Check out the CAPTIVATING CORNER PLOT associated with this SUBLIME DETACHED BUNGALOW. Pleasantly positioned in one of Balderton's most highly regarded locations. Close to a wide array of excellent on-hand amenities, schools and transport links. Boasting ease of access to Newark Town Centre, onto the A1 and A46. This quality home showcases CONTEMPORARY QUALITY IN ABUNDANCE!! From the moment you step inside, you'll be in awe of the sublime condition and deceptively spacious layout, comprising: Inviting entrance hall with feature wall-panelling, a FABULOUS DINING KITCHEN, a separate utility/ walk-in pantry, a large DUAL-ASPECT living room with central log burner and French doors out to a large paved patio. The bungalow boasts THREE WELL-PROPORTIONED BEDROOMS and a modern three-piece bathroom. Externally, the property occupies a wonderful situation, boasting almost 0.10 of an acre wrap-around plot. The front aspect is greeted with a MULTI-VEHCILE DRIVEWAY and scope for this to be enhanced for further off-street parking options, if required. The HIGHLY-PRIVATE and LOW-MAINTENANCE rear garden promises an oasis of tranquillity and maximum enjoyment, all year round! There is access into a secure timber workshop. Equipped with power and lighting. Additional benefits of this impressive MODERN GEM include uPVC double glazing (majority replaced in the last 12 months), oak internal doors, gas central heating, via a combination boiler and newly installed radiators throughout. STYLED TO PERFECTION!... Promoting TURN KEY CONDITION, a flexible layout and a enviable central location. READY...STEADY...VIEW!...



ENTRANCE HALL:	9'4 x 6'5 (2.84m x 1.96m)
STYLISH DINING KITCHEN:	11'9 x 11'7 (3.58m x 3.53m)
UTILITY/ PANTRY:	6'22 x 4'3 (1.83m x 1.30m)
LARGE LIVING ROOM:	19'1 x 11'1 (5.82m x 3.38m)
MASTER BEDROOM:	12'10 x 11'7 (3.91m x 3.53m)
BEDROOM TWO:	11'10 x 11'9 (3.61m x 3.58m)
BEDROOM THREE:	12'3 x 8'8 (3.73m x 2.64m)
MODERN BATHROOM:	8'4 x 6'10 (2.54m x 2.08m)

DETACHED WORKSHOP:
 Of timber construction. Equipped with power and lighting.

EXTERNALLY:
 This attractive bungalow occupies an enviable position, on a generous corner plot. Situated in a highly regarded location. Close to amenities. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHCILE tarmac driveway. Ensuring side-by-side parking. The front garden is laid to lawn and offers a great opportunity to adapt and create further parking options, if required. There is a wrought-iron fenced left side boundary and a hedged right side boundary. The right side aspect provides a personal wrought-iron gate, onto a paved pathway, to the private rear garden. Predominantly laid to lawn with provision/ hard-standing for a garden shed. The attractive pathway leads round to the rear of the bungalow. Hosting a delightful and secluded paved seating/ entertainment area. Accessed via the uPVC double glazed French doors in the living room. There is an outside tap, external double power socket, fenced left side/ rear boundaries and a high-level conifer hedge right side boundary.



**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler (recently serviced) and uPVC double glazing throughout. All windows and the front entrance door were replaced in the last 12 months. Excluding the living room window and external door.

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: 966 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: 'D' (68)**

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:

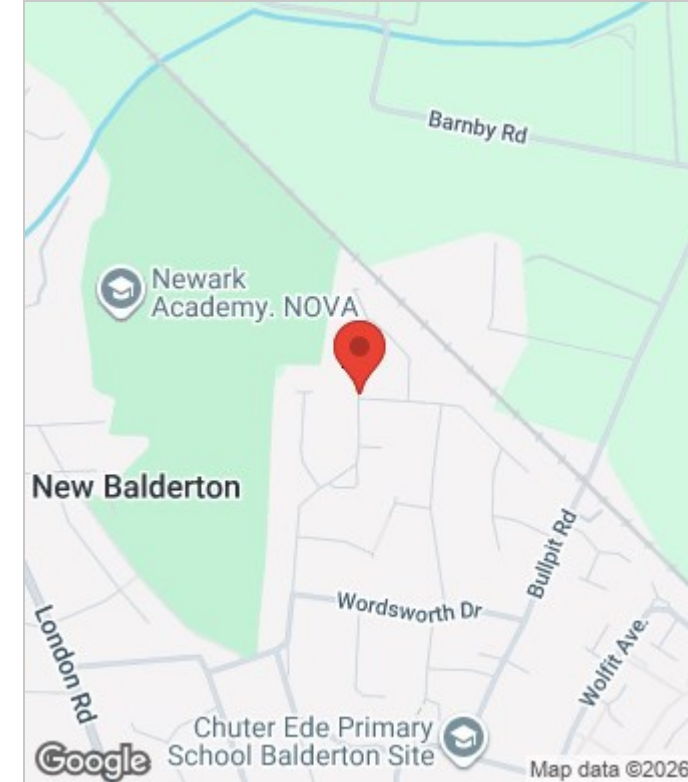
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	