Tennyson Road, Balderton, Newark

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OLIVER REILLY

Tennyson Road, Balderton, Newark

Guide Price £270,000 - £280,000

- WONDERFUL SEMI-DETACHED HOME
- DESIRABLE & CONVENIENT RESIDENTIAL LOCATION
- EXTENDED MODERN KITCHEN
- EXTENSIVE TARMAC DRIVEWAY & INTEGRAL SINGLE GARAGE
- CLOSE TO AMENITIES, MAIN ROADS & POPULAR SCHOOLS
- THREE WELL-PROPORTIONED BEDROOMS
- GROUND FLOOR SHOWER ROOM & STYLISH FIRST FLOOR BATHROOM
- TWO LARGE RECEPTION ROOMS & DELIGHTFUL CONSERVATORY
- LOVELY WELL-APPOINTED REAR GARDEN
- EXCELLENT CONDITION! A MUST VIEW Tenure: Freehold. EPC 'tbc'

Guide Price: £270,000 – £280,000. ROOM TO LIVE, RELAX & ENTERTAIN!

Feast your eyes on a fabulous example of family living! Enjoying an enviable position within a highly regarded residential location, on a street where properties are rarely available, this impressive EXTENDED Fosters-built home is perfectly positioned close to local amenities, main road links and a number of highly sought-after schools.

Wonderfully WARM & WELCOMING the property offers an impressive FREE-FLOWING LAYOUT with adaptable, family-sized accommodation, all PRESENTED TO AN IMPECCABLE STANDARD!

The ground floor comprises: Entrance porch, convenient shower room and inner hallway, flowing seamlessly through to a SIZEABLE OPEN-PLAN SITTING/ DINING ROOM. There is also a separate modern fitted kitchen, generous living room and a charming hardwood conservatory, providing the perfect place to sit back and enjoy views over the garden.

Upstairs, the first floor presents THREE WELL-PROPORTIONED BEDROOMS alongside a STYLISH CONTEMPORARTY BATHROOM!

Externally, the property occupies an impressive plot, approached via an EXTENSIVE TARMAC INTEGRAL SINGLE GARAGE. Equipped with power and lighting, the garage also offers exciting potential for conversion into additional living accommodation, subject to the relevant approvals.

The LARGE & LOVELY REAR GARDEN is a real credit to the property. Fully enclosed for privacy and security, it provides plenty of space for a growing family and is complemented by a variety of paved/ decked seating areas!

WELCOME TO YOUR NEXT CHAPTER! A picture-perfect family home with SPACE TO ENJOY from the moment you arrive. Early viewing is highly recommended!

ENTRANCE PORCH:	6'3 x 3'6 (1.91m x 1.07m)
GROUND FLOOR SHOWER ROOM:	6'5 x 5'10 (1.96m x 1.78m)
INNER HALLWAY:	10'10 x 5'9 (3.30m x 1.75m)
SPACIOUS SITTING/ DINING ROOM:	11'7 x 11'1 (3.53m x 3.38m)
MODERN FITTED KITCHEN:	13'8 x 9'1 (4.17m x 2.77m)

Max measurements provided.

LARGE LIVING ROOM:	18'1 x 11'1 (5.51m x 3.38m)
CONSERVATORY:	10'1 z 9'5 (3.07m z 2.87m)

Of part brick and timber construction, with a pitched poly-carbonate roof. Providing complementary tiled flooring, a ceiling light fitting and fan. wooden double glazed windows to both side and rear elevations. French doors open out onto a paved seating area, within the private garden.

FIRST FLOOR LANDING:	6'3 x 2'9 (1.91m x 0.84m)
MASTER BEDROOM:	11'6 x 11'1 (3.51m x 3.38m)

With EXTENSIVE FITTED WARDROBES.

BEDROOM TWO:	10'11 x 8'7 (3.33m x 2.62m)
BEDROOM THREE:	11'11 x 6'3 (3.63m x 1.91m)
FABULOUS MODERN BATHROOM:	8'5 x 7'9 (2.57m x 2.36m)

Max measurements provided.

INTEGRAL SINGLE GARAGE: 19'1 x 9'5 (5.82m x 2.87m)

Accessed via a manual up/ over garage door. Equipped with power, lighting and an outside tap. Access to the gas & electricity meters along with the electrical RCD consumer unit.

EXTERNALLY:

This impressive semi-detached 'Fosters; built home occupies a popular and convenient residential location. Approached via an extensive tarmac driveway, providing side-by-side off-road parking for a generous number of vehicles, together with access to the integral single garage.

The driveway also leads to the front entrance door, complemented by an external up/ down light. To the left-hand side of the property, a wooden pedestrian gate opens onto a paved pathway with gravelled borders and two external wall lights, providing access down to the beautifully appointed family-friendly rear garden. Predominantly laid to lawn and enhanced by an attractive array of well-tended shrubs. A large raised decked seating area provides an ideal space for outdoor entertaining, while additional concrete hardstanding offers provision for a garden shed.

Directly accessed via uPVC double-glazed French doors from the sitting/dining room and conservatory is a further paved seating area, creating a pleasant extension of the living space into the garden. Additional external features include an outside tap, double external power socket, external wall light and rear storm canopy. The garden benefits from fully fenced side boundaries, together with a low-level wall and high-level fencing to the rear boundary, providing a good degree of privacy.

Approximate Size: 1,270 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout the house. This excludes the timber conservatory. 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.

Tenure: Freehold.

Sold with vacant possession on completion.

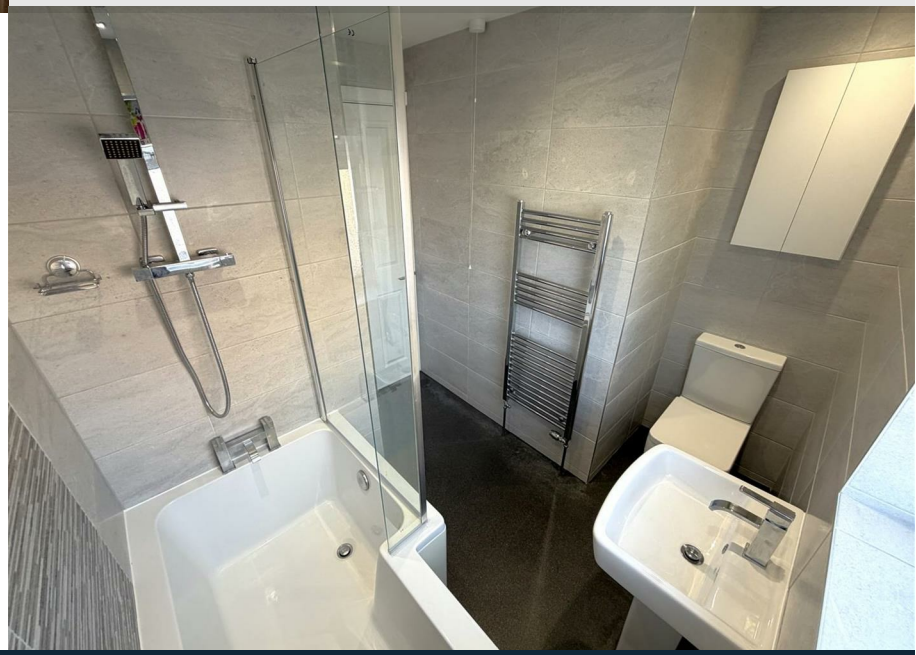
Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'tbc'- On Order

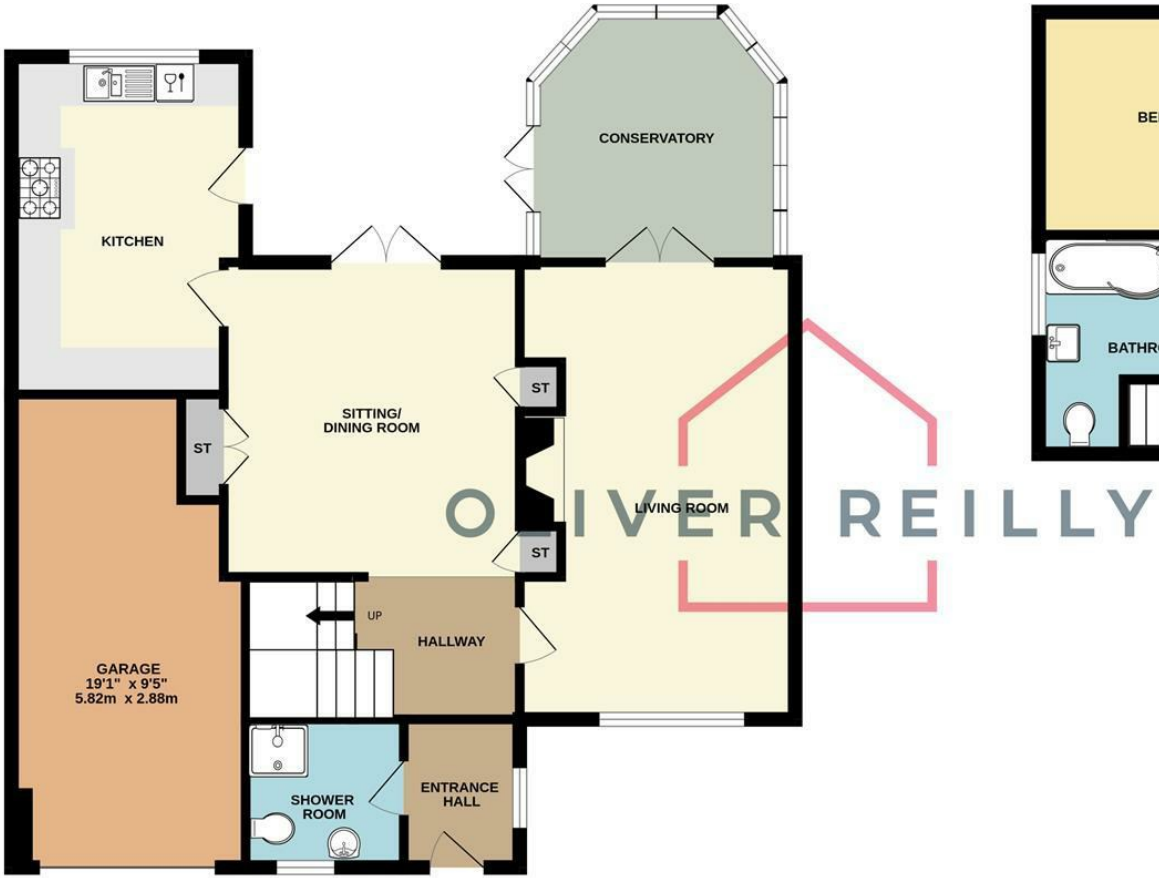
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy 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.

GROUND FLOOR



1ST FLOOR

OLIVER REILLY

Viewing Arrangements:

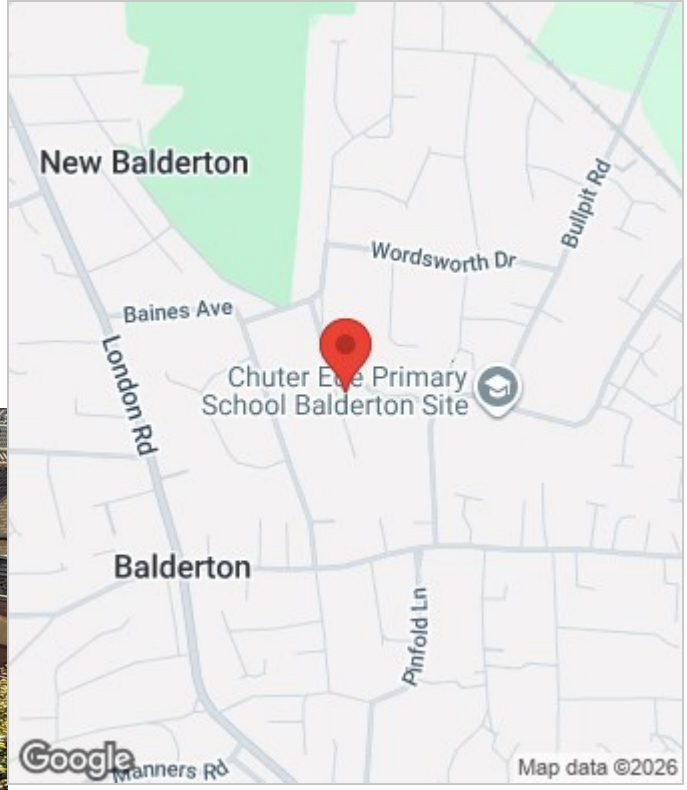
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

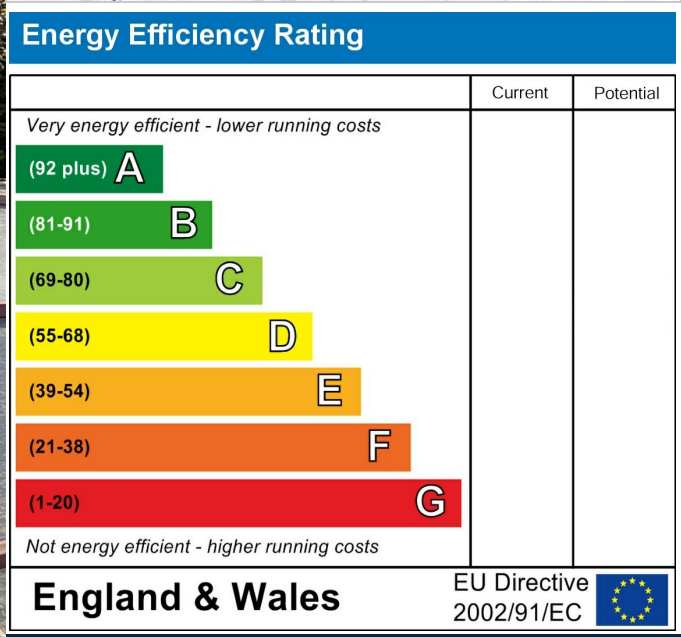
Money Laundering Regulations:

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.





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