



Marlowe Drive, Balderton, Newark

 2  1  1  D

 OLIVER REILLY







# Marlowe Drive, Balderton, Newark

- WONDERFUL DETACHED BUNGALOW
- POPULAR RESIDENTIAL CUL-DE-SAC- CLOSE TO AMENITIES!
- SIZEABLE LIVING ROOM & LARGE CONSERVATORY
- ATTACHED GARAGE & EXTENSIVE IN/OUT DRIVEWAY
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- TWO DOUBLE BEDROOMS
- SUPERB DINING KITCHEN WITH INTERGRATED APPLIANCES
- MODERN FOUR-PIECE BATHROOM
- GENEROUS 0.15 OF AN ACRE PLOT
- EXCELLENT CONDITION! VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

## A BUNGALOW THAT TRULY HAS IT ALL!!

Come and see for yourself!... The level of CLASS & QUALITY inside this MARVELLOUS & MODERN detached bungalow. Pleasantly positioned in a popular residential cul-de-sac, close to amenities, transport links, main road corridors and Newark Town Centre.

This STYLISH & SPACIOUS home is a credit to the existing owner, who has thoughtfully combined contemporary living with an abundance of living space, all cleverly enhanced by a CAPTIVATING 0.15 OF AN ACRE PLOT.

The GENEROUS & FREE-FLOWING LAYOUT comprises: Entrance porch, an inviting inner reception hall with complementary oak internal doors throughout. A sizeable living room with INSET MULTI-FUEL BURNER. The heart of the home lies in the FABULOUS OPEN-PLAN DINING KITCHEN. Complemented by a FULL RANGE OF INTERATED APPLIANCES, soft-close units and GRANITE WORK-SURFACES. This leads through to a lovely conservatory with (wet) under-floor heating and a glass-roof, with French doors out to a secluded paved seating area.

There are TWO DOUBLE BEDROOMS (master with extensive fitted wardrobes) and a MODERN FOUR-PIECE BATHROOM.

Externally, you'll be in awe of the extensive outdoor space!... Welcomed by a SUBSTANTIAL IN/ OUT TARMAC DRIVEWAY. Boasting ample parking for a wide range of vehicles, including a caravan/ motorhome. Leading into an ATTACHED SINGLE GARAGE. Equipped with power, lighting and an integral log/coal store.

The large rear garden will leave much to your imagination! Easily maintainable, poised & ready for you to inject tour own personality.

Additional benefits of this impressive MODERN GEM include uPVC double glazing and gas central heating.

This stand-out home is READY FOR IT'S NEXT CHAPTER!.. Why not make it yours?

## Offers in the region of £325,000



**ENTRANCE PORCH:** 4'1 x 3'6 (1.24m x 1.07m )

**INNER RECEPTION HALL:** 12'6 x 7'9 (3.81m x 2.36m)  
With large loft-hatch access point. Providing a pull-down ladder, lighting and central boarding for storage.

**GENEROUS LIVING ROOM:** 15'8 x 11'10 (4.78m x 3.61m)  
Max measurements provided.

**SIZEABLE MODERN DINING KITCHEN:** 16'9 x 12'5 (5.11m x 3.78m)

**LARGE CONSERVATORY:** 12'7 x 10'9 (3.84m x 3.28m)  
Of part brick and uPVC construction with a pitched glass-roof. Providing carpeted flooring with under-floor heating. Equipped with power, lighting uPVC double glazed windows to the left, right and rear elevations. A left sided uPVC double glazed personal doors leads out to the side passageway. uPVC double glazed French doors to the right side elevation open out to a large paved seating area, in the rear garden.

**MASTER BEDROOM:** 12'10 x 11'10 (3.91m x 3.61m)  
With extensive fitted wardrobes.

**BEDROOM TWO:** 12'1 x 11'10 (3.68m x 3.61m)

**CONTEMPORARY FOUR-PIECE BATHROOM:** 8'5 x 6'9 (2.57m x 2.06m)

**ATTACHED SINGLE GARAGE:** 16'4 x 8'6 (4.98m x 2.59m)  
Of brick built construction, with a flat felt-roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and access to the gas/ electricity meters. Open-access through to the internal store.

**INTEGRAL STORE:** 8'6 x 3'1 (2.59m x 0.94m)  
Currently utilised as a log & coal store. Providing useful storage space. A rear wooden personal door leads out to the garden.







#### 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 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.

#### EXTERNALLY:

This impressive and immaculately maintained home is positioned in a well-renowned residential location, in a quiet, yet popular cul-de-sac. Close to amenities and transport links. The bungalow boasts a WONDERFUL 0.15 OF AN ACRE PRIVATE PLOT. Greeted with dropped kerb vehicular access onto an EXTENSIVE IN/ OUT ARMED DRIVEWAY. Allowing ample off-street parking for a range of vehicles, including a caravan/ motorhome. This leads down to an ATTACHED SINGLE GARAGE. There is a low-level walled/ railed front boundary and fenced side boundaries. Access to the entrance door, with external wall light. The left side aspect has a secure wooden personal gate, opening through to the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, enjoying a variety of mature and well-tended bushes, shrubs and established trees. There is a large paved seating area, with an outside tap, external light and double external power socket. Directly accessed via the uPVC double glazed French doors in the conservatory. Provision for a large garden shed. Access into the integral store. There are fully fenced side and rear boundaries.

#### Approximate Size: 1,130 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage and store.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'D' (64)

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.











### Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>84</b> |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>64</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |