

Jon Brambles

ESTATE AGENTS



Manners Road, Balderton NG24 3HU



GUIDE PRICE: £220,000 to £230,000. NO ONWARD CHAIN. A Fosters built three bedroom semi-detached family home situated on a delightful corner plot within this highly sought after location. In addition to the three excellent sized bedrooms, the property has two spacious reception rooms, a fitted kitchen and a first floor bathroom. In addition there is off road parking, a garage and an enclosed garden. The property is double glazed and has gas central heating.

Guide Price £220,000 to £230,000

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Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

Accommodation

Upon entering the front sliding patio door, this leads into:

Entrance Porch

The entrance porch provides an excellent storage facility and has a cupboard. A glazed door leads into the entrance hallway.

Entrance Hallway

The entrance hallway has the staircase rising to the first floor, and doors providing access to the lounge and the dining room. There is also an opaque window that looks through into the dining room. The hallway has a dado rail, a ceiling light point and a radiator.

Lounge 18' 6" x 11' 1" (5.63m x 3.38m)

An excellent sized and well proportioned reception room with picture windows to the front and rear elevations. The focal point of the lounge is the fireplace with gas log burning style stove sat on a marble effect hearth. The lounge has cornice to the ceiling, dado rail, a ceiling light point and two radiators.

Dining Room 12' 4" x 11' 0" (3.76m x 3.35m)

This second reception room is also of an excellent size and well proportioned, and has a window to the rear elevation. The dining room has two useful storage cupboards, wood laminate flooring, cornice to the ceiling, dado rail, ceiling light point and a radiator. As previously mentioned, there is an opaque window back through to the hallway. A door leads into the kitchen.

Kitchen 9' 4" x 8' 7" (2.84m x 2.61m)

The kitchen has a window to the rear and a half glazed door leading out into the garden. The kitchen is fitted with a range of wooden base and wall units, including display cabinets, with roll top work surfaces and timber panelled splash backs. There is a sink, and space for a free standing gas cooker and fridge. The room has timber panelling to the walls and ceiling, a ceramic tiled floor and a ceiling light point.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation and doors into all three bedrooms and the bathroom. Access to the roof space and the airing cupboard are located on the landing. There is also a ceiling light point.

Bedroom One 12' 1" x 11' 1" (3.68m x 3.38m)

An excellent sized double bedroom with a window to the rear elevation. The bedroom has a comprehensive array of fitted wardrobes and a dressing table. There is a dado rail, a ceiling light point and a radiator.

Bedroom Two 11' 1" x 9' 1" (3.38m x 2.77m)

A further superb sized double bedroom having a window to the rear elevation. The bedroom has a dado rail, a ceiling light point and a radiator.

Bedroom Three 11' 0" x 6' 5" (3.35m x 1.95m)

Bedroom three has a window to the front elevation, a dado rail, a ceiling light point and a radiator.

Bathroom

The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic floor and wall tiling. In addition there is a ceiling light point, a wall mounted heater and a radiator.

Outside

This family home stands on a delightful corner plot and to the front are two distinctive lawned areas, and the driveway providing off road parking, this in turn leads to the garage.

Rear Garden

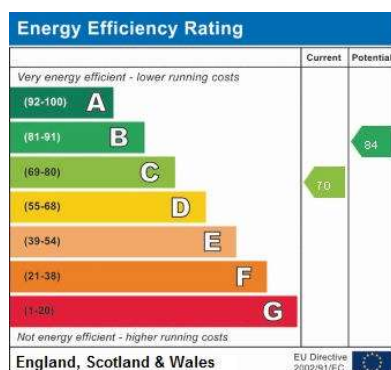
The rear garden is fully enclosed and comprises two distinctive lawned areas, and a patio situated adjacent to the rear of the property which provides an ideal outdoor seating and entertaining area. The garden continues around the side of the property where there is a further lawn and seating area. The two timber garden sheds are included within the sale. Accessed from the rear of the property is the wash room which has space and plumbing for a washing machine and also houses the central heating boiler.

Garage 16' 9" x 9' 5" (5.10m x 2.87m)

The garage has an up and over door to the front elevation and is equipped with power and lighting.

Council Tax

The property is in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

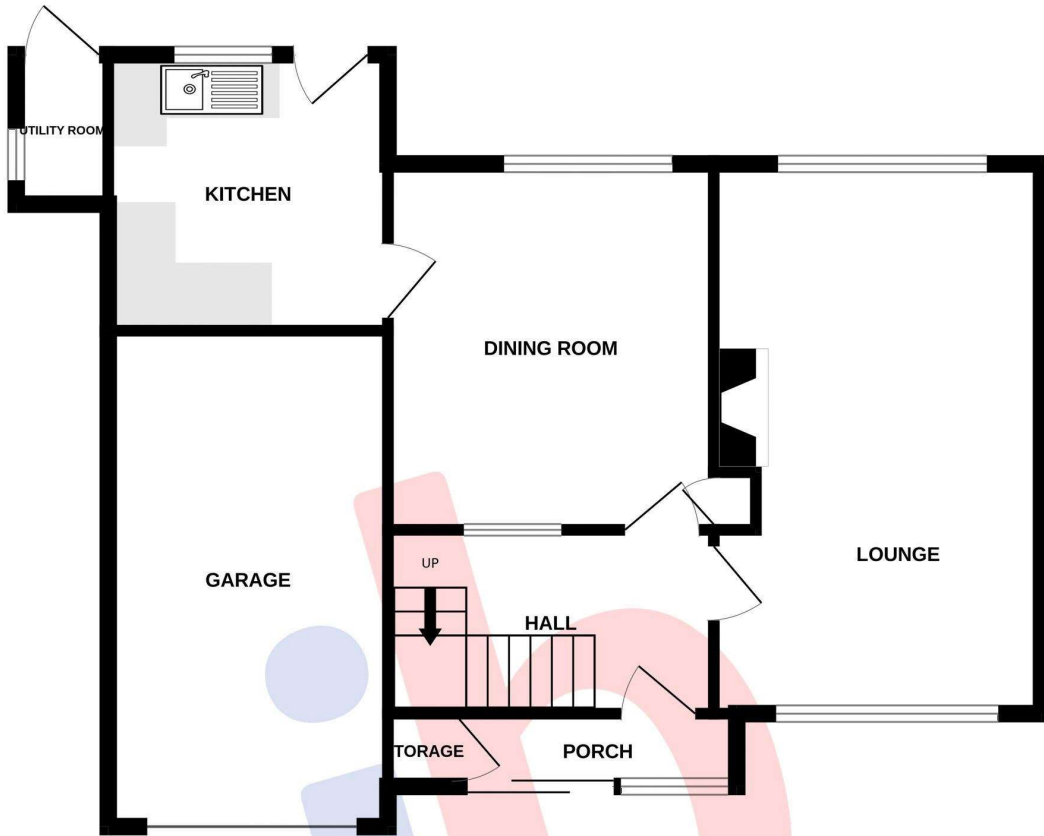
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

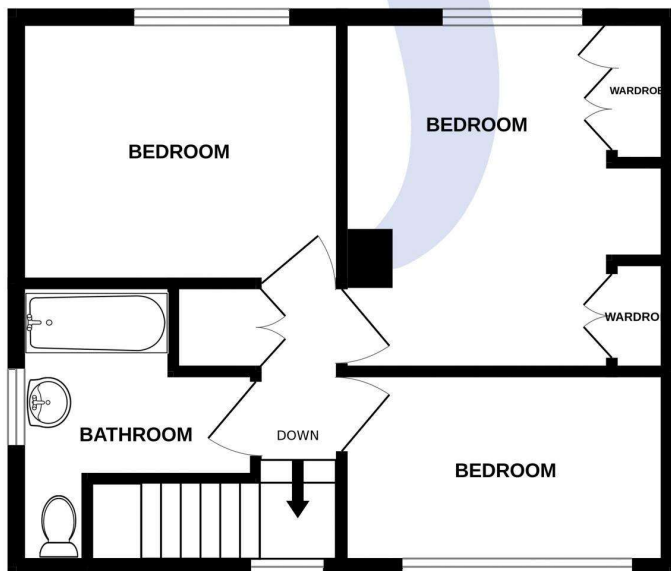
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00002896 24 October 2023

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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