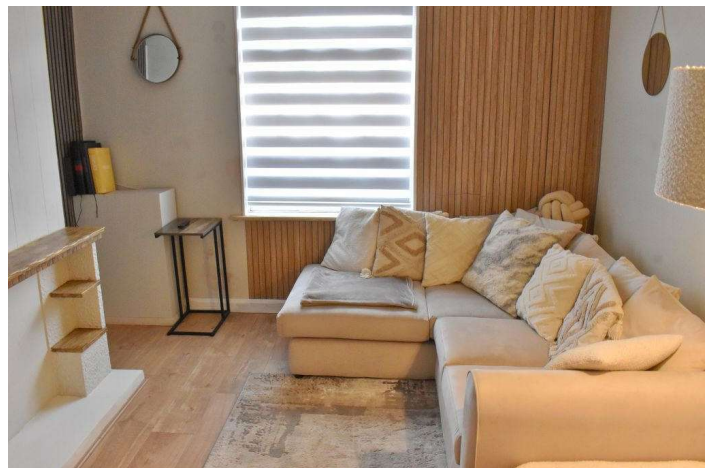


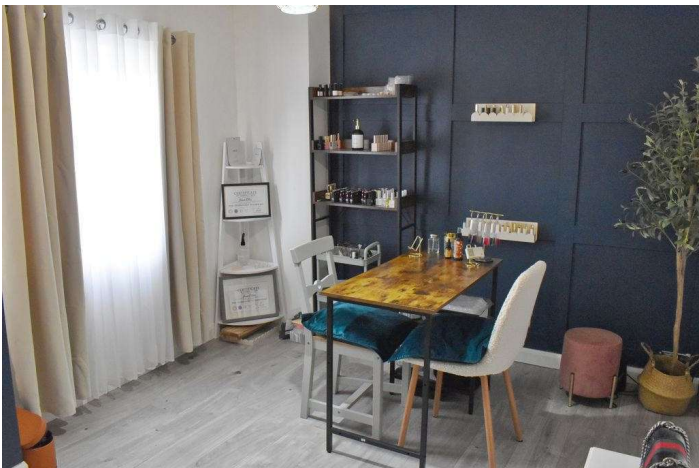
London Road, Balderton NG24 3HD



GUIDE PRICE £150,000 to £155,000. Brimming with cottage-style charm, beautifully presented and offered with **NO CHAIN**, this delightful two-double-bedroom home is packed with warmth, character and instant appeal. Conveniently located just a short distance from local amenities, the property features a nicely proportioned lounge, well-fitted kitchen and ground-floor shower room. Upstairs are two generous double bedrooms, while outside an enclosed rear garden provides a private space to relax. Double glazing and gas central heating complete this charming home. Early viewing is strongly recommended.

Guide Price £150,000 to £155,000





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. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food 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. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door which is located to the side/rear of the property, this leads into:

Entrance Porch/Utility

This versatile area has a ceramic tiled floor and space and plumbing for a washing machine. The entrance porch/utility also serves as a useful storage area for coats and shoes etc. From here a further door leads into an open plan inner hallway.

Inner Hallway

This open plan inner hallway has a door opening through to the kitchen, and a door providing access to the ground floor shower room. There is space for a vertical fridge/freezer, a ceramic tiled floor and a ceiling light point. The central heating boiler is located here.

Kitchen 9' 3" x 8' 0" (2.82m x 2.44m)

The kitchen has a window to the rear elevation looking into the utility/porch, and a door opening leading to the staircase to the first floor, beneath which is sited a useful storage cupboard. A further doorway provides access into the lounge. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with solid wood work surfaces and metro tiled splash backs. There is a sink, and an integrated oven with ceramic hob and extractor hood above. The kitchen is complemented with the same ceramic tiled floor that flows through from the inner hallway, together with recessed ceiling spotlights. There is also a radiator installed.

Lounge 11' 5" x 10' 8" (3.48m x 3.25m)

This nicely proportioned reception room has a window to the front elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Shower Room 6' 9" x 4' 10" (2.06m x 1.47m)

The well appointed shower room has an opaque window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, pedestal wash hand basin and WC. The room is complemented with part ceramic wall tiling. In addition there is a ceiling light point and a heated towel rail.

First Floor Landing

As mentioned, the staircase rises from the kitchen to the first floor landing which has doors into both double bedrooms, and a ceiling light point.

Bedroom One 11' 6" x 10' 9" (3.50m x 3.27m)

An excellent sized double bedroom with a window to the front elevation. The bedroom has wood laminate flooring, a ceiling light point and a radiator.

Bedroom Two 12' 6" x 9' 4" (3.81m x 2.84m) (at widest points)

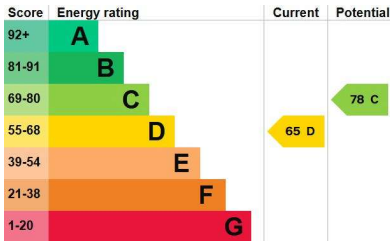
A further double bedroom, having a window to the rear elevation, light wood laminate flooring, a ceiling light point and a radiator. Access to the roof space via a loft ladder is obtained from here.

Outside

This delightful property is accessed via a shared passageway which leads down to the principal door. The passageway then continues to the good sized and fully enclosed rear garden. The garden is laid primarily to artificial lawn and there is a raised deck situated to the rear.

Council Tax

The property is in Band A.



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: JMP Solicitors - £180.00 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. 00007753 25 September 2026



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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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