



15 Loveden Close

Balderton, NG24 3JZ



[Book a Viewing](#)

£165,000

Well presented and well maintained, this attractive Semi-Detached Home is ideally positioned in a cul-de-sac and offered for sale with no upward chain. The property also benefits from the convenience of a garage and a private rear garden, perfect for relaxing or entertaining. The accommodation comprises an entrance lobby leading into a welcoming living room, alongside a kitchen with direct access to the rear garden. Upstairs, there are two comfortable bedrooms and a family bathroom.. An excellent opportunity for first time buyers, downsizers or investors seeking a well located home in a desirable setting.





LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.

ACCOMMODATION

ENTRANCE LOBBY

5' x 4' (1.52m x 1.22m) With uPVC double glazed door and uPVC double glazed window, coving to the ceiling and door to living room.

KITCHEN

12' 1" x 6' 6" (3.7m x 2m) Fitted with a range of wall and base units with a work surface incorporating the sink unit with mixer tap. Under counter spaces for a freestanding washing machine and fridge and freestanding space for an electric cooker. Radiator, coving to the ceiling, wall mounted gas central heating boiler, laminate flooring, uPVC double glazed window and door to the rear garden.





LIVING ROOM

13' 9" x 11' 9" (4.2m x 3.6m) With uPVC double glazed window to the front elevation, radiator, coving to the ceiling, stairs to the first floor, gas fire suite and opening to the kitchen.

LANDING

With access to the loft, coving to the ceiling, doors to the bathroom and to the two bedrooms.

BEDROOM ONE

12' 1" x 8' 6" (3.7m x 2.6m) With uPVC double glazed window to the front elevation, radiator and coving to the ceiling.

BEDROOM TWO

12' 1" x 7' 2" (3.7m x 2.2m) With uPVC double glazed window to the rear elevation, coving to the ceiling, radiator and built-in airing cupboard housing the hot water cylinder.

BATHROOM

8' 2" x 4' 11" (2.5m x 1.5m) Fitted with a low level WC, panelled bath and pedestal wash hand basin, tiled splash-backs, radiator and uPVC double glazed opaque window to the side elevation.

OUTSIDE

Open plan lawn to the front, driveway to the side providing off-street parking and access to the garage. Shed and gated access to the rear garden which has been landscaped with lawn, borders for plants and shrubs, a paved patio and outside tap.

GARAGE

16' 4" x 8' 2" (5m x 2.5m) With an up-and-over door.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – A.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.co.uk/rdcr/sh/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

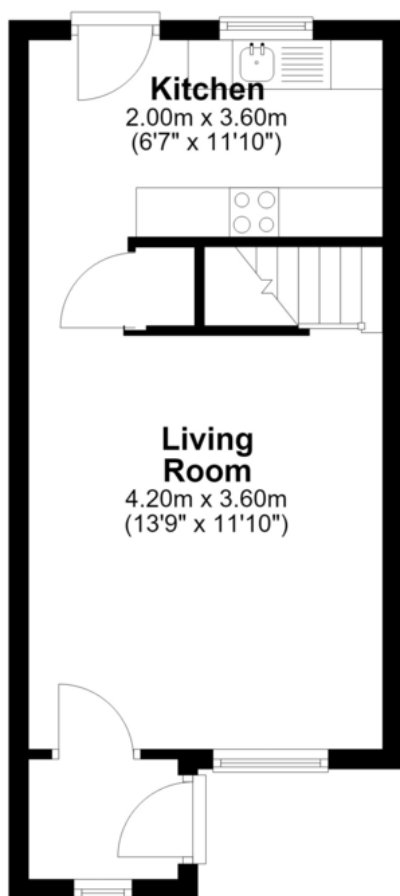
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated here in as not verified.

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Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)

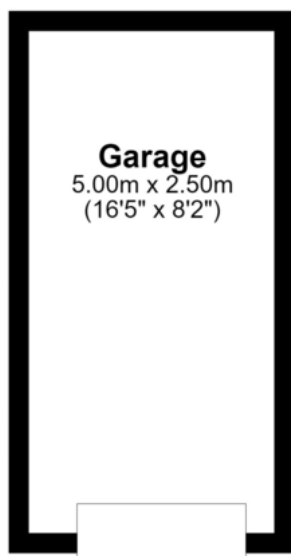


Kitchen

2.00m x 3.60m
(6'7" x 11'10")

Living Room

4.20m x 3.60m
(13'9" x 11'10")

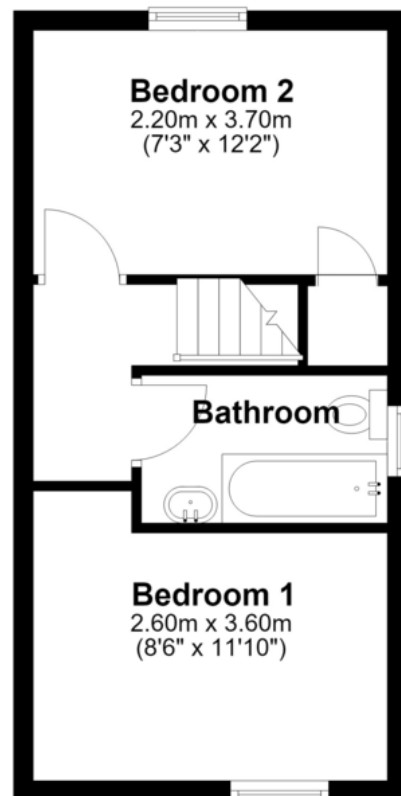


Garage

5.00m x 2.50m
(16'5" x 8'2")

First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



Bedroom 2

2.20m x 3.70m
(7'3" x 12'2")

Bathroom

Bedroom 1

2.60m x 3.60m
(8'6" x 11'10")

Total area: approx. 67.6 sq. metres (727.2 sq. feet)

15 Loveden Close, Balderton

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.