



2 Anderson Close

Balderton, Newark, NG24 3GD



Book a Viewing

£290,000

Spacious Detached Family Home situated in Cul-de-Sac position and offered for sale with No Onward Chain - This well-proportioned four bedroom detached home is ideal for families seeking space, comfort and potential to make it their own. Step inside to an inviting entrance hall leading to a cloakroom WC, a bright living room and a separate dining room with French doors opening onto the rear garden. The kitchen diner offers ample space for family meals, complemented by a separate utility room for added convenience. Upsstairs you will find four bedrooms, including a master with en-suite, plus a family bathroom. Occupying a desirable corner plot, the property benefits from off road parking, a garage and a private rear garden. With NO ONWARD CHAIN and scope for personalisation, this is a fantastic opportunity to create your ideal family home.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

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.





ENTRANCE HALL

With double glazed window to the front elevation, radiator, built-in cloaks cupboard, stairs to the first floor land and doors to the cloakroom, living room and kitchen diner.

CLOAKROOM

With low level WC, pedestal wash hand basin, radiator, tiled splash-back and a double glazed window to the front elevation.

LIVING ROOM

16' 3" x 13' 1" (4.95m x 3.99m) With double glazed windows to the front and side elevations, radiators, gas fire suite and double doors leading to the dining room.



DINING ROOM

10' 11" x 9' 5" (3.33m x 2.87m) With double glazed French doors to the rear elevation onto the garden, radiator and door to the kitchen.

KITCHEN DINER

10' 10" x 9' 7" (3.3m x 2.92m) Fitted with a range of wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, fitted oven and gas hob with extractor hood over, under counter space for a dishwasher and fridge, tiled splash-back, tiled floor, radiator and a double glazed window to the rear elevation.

UTILITY ROOM

6' 2" x 5' 9" (1.88m x 1.75m) Fitted base unit with a work surface and space below for a washing machine and tumble dryer, wall mounted gas fired central heating boiler, tiled splash-backs, tiled floor and a door at the rear onto the garden.



FIRST FLOOR GALLERIED LANDING

With access to the loft, radiator, built-in storage cupboard and doors to the family bathroom and four bedrooms.

MASTER BEDROOM

11' 1" x 0' 5" (3.38m x 0.13m) With double glazed window to the front elevation, radiator and a door to the en-suite.

EN-SUITE

6' 8" x 5' 5" (maximum) (2.03m x 1.65m) With white three-piece suite comprising a low level WC, pedestal wash hand basin and shower cubicle, radiator, extractor and double glazed opaque window to the side elevation.



BEDROOM TWO

11' 4" (maximum into recess) x 9' 3" (3.45m x 2.82m) With double glazed window to the rear elevation and radiator.

BEDROOM THREE

10' 9" x 8' 3" (3.28m x 2.51m) With double glazed window to the elevation and radiator.

BEDROOM FOUR

10' 0" x 6' 2" (3.05m x 1.88m) With double glazed window to the front elevation and radiator.



BATHROOM

7' 3" x 6' 8" (2.21m x 2.03m) With white three piece bathroom suite comprising of low level WC, pedestal wash hand basin and panelled bath with a mixer shower attachment over, tiled splash-backs, tiled floor, radiator, extractor and a double glazed opaque window to the side elevation.

GARAGE

15' 6" x 7' 9" (4.72m x 2.36m) Having an up and over door, power, lighting and door to out house at the rear.

OUT HOUSE

7' 7" x 7' 7" (2.31m x 2.31m) With window to the rear, power, lighting and the door to the garage.

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 - HOW WE MAY REFER YOU TO

Sills & Butteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilon Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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.

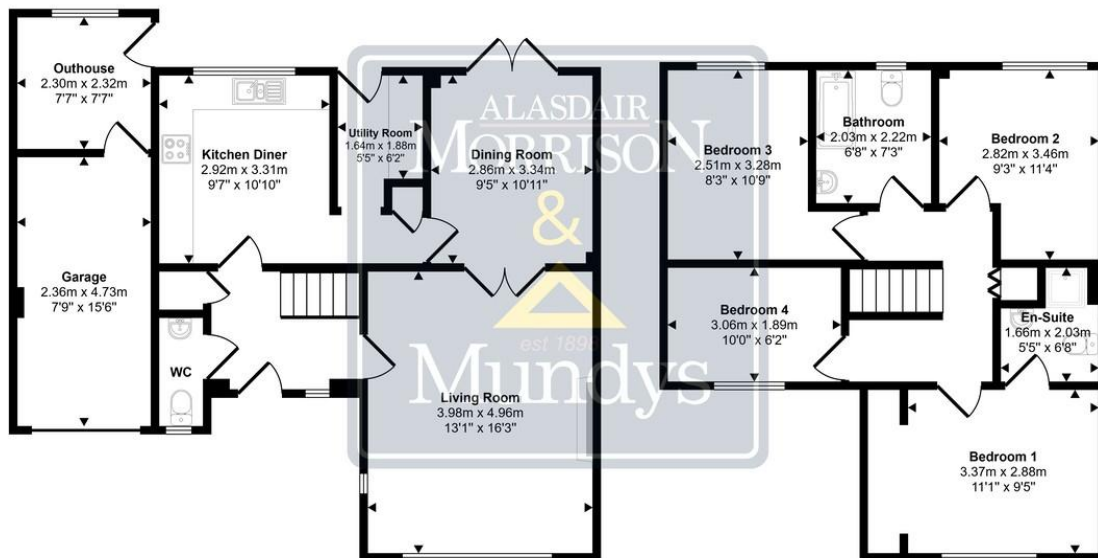
GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents in good faith.

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Approx Gross Internal Area
126 sq m / 1361 sq ft



Ground Floor
Approx 72 sq m / 779 sq ft

First Floor
Approx 54 sq m / 582 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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