

**267 London Road**  
Balderton, Newark, NG24 3JE



Book a Viewing

**£260,000**

A well-presented detached bungalow offered with no onward chain, situated in a desirable position set back from London Road in the popular area of Balderton. This appealing home offers an entrance hall with a cloaks cupboard, a bay-fronted living room with an electric fire suite and a well-appointed kitchen diner, complete with a range of fitted units and spaces for appliances. A uPVC double glazed conservatory opens out onto the rear garden through a patio door, providing a bright and relaxing space. The property offers two double bedrooms, both with fitted wardrobes. The master bedroom also benefits from an en-suite shower and wash hand basin. A white three-piece bathroom suite serves the rest of the accommodation. The home is fully uPVC double glazed and benefits from gas central heating for year-round comfort. Outside, there are low-maintenance gardens to both the front and rear, ideal for those seeking manageable outdoor space. A detached brick-built double garage provides excellent parking and storage options. Viewing is highly recommended to fully appreciate the comfort and convenience this property has to offer.



London Road, Balderton, Newark, NG24 3JE



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – D.

**COUNCIL TAX BAND** – C.

**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 uPVC double glazed opaque window and door, radiator, coving to the ceiling, access to the loft, internal glazed window to kitchen diner, built-in cloaks cupboard with hanging rails, built-in airing cupboard with shelf and hot water cylinder and doors to the bathroom, two bedrooms, kitchen diner and the living room.

#### LIVING ROOM

13' 11" into bay x 12' 5" (4.24m x 3.78m) With uPVC double glazed walk-in bay window to the front, radiator, coving to the ceiling and modern electric fire suite.

#### KITCHEN DINER

24' 1" x 8' 7" narrowing to 8' 1" (7.34m x 2.62m) Fitted with a range of wall and base units with a work surface incorporating a sink unit with a stainless steel mixer tap, fitted oven, gas hob, extractor hood and wall mounted boiler, under counter spaces for a washing machine, fridge and for a freezer, tiled splashbacks, radiator, uPVC double glazed windows overlooking the rear garden and a door to the conservatory at the rear.



#### CONSERVATORY

9' 4" x 5' 8" (2.84m x 1.73 m) With uPVC double glazed construction with sliding patio door and poly-carbonate roof.

#### BEDROOM ONE

12' 9" into door recess x 8' 11" plus wardrobe recess (3.89m x 2.72m) With uPVC double glazed window to the front elevation, coving to the ceiling, radiator, fitted mirrored sliding door wardrobes and an archway through to an en-suite.



#### EN-SUITE

Fitted with a two piece suite, comprising a wash hand basin and a shower cubicle with an electric shower., fully tiled walls and a uPVC double glazed opaque window to the front elevation.

#### BEDROOM TWO

8' 10" x 8' 5" (2.69m x 2.57m) With uPVC double glazed window to the rear elevation, coving to the ceiling, radiator and built-in wardrobe with overhead storage.

#### BATHROOM

6' 4" x 5' 3" (1.93m x 1.6m) Fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath. fully tiled walls, tiled floor, chrome heated towel rail, inset spotlights and uPVC double glazed opaque window to the side elevation.



#### OUTSIDE

To the front there is an open plan gravelled garden with a pathway and to the side there is a driveway leading to the detached double garage. There is gated access to the rear garden which is a mostly lawned with gravelled borders and drying area to the rear of the garage.

#### DOUBLE GARAGE

15' 3" x 15' 2" (4.65m x 4.62m) Having an electric up and over door, uPVC double glazed window to the rear elevation, personnel door, power and lighting.



#### WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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 then we will receive a referral fee of up to £125.

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#### GETTING A MORTGAGE

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#### 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.

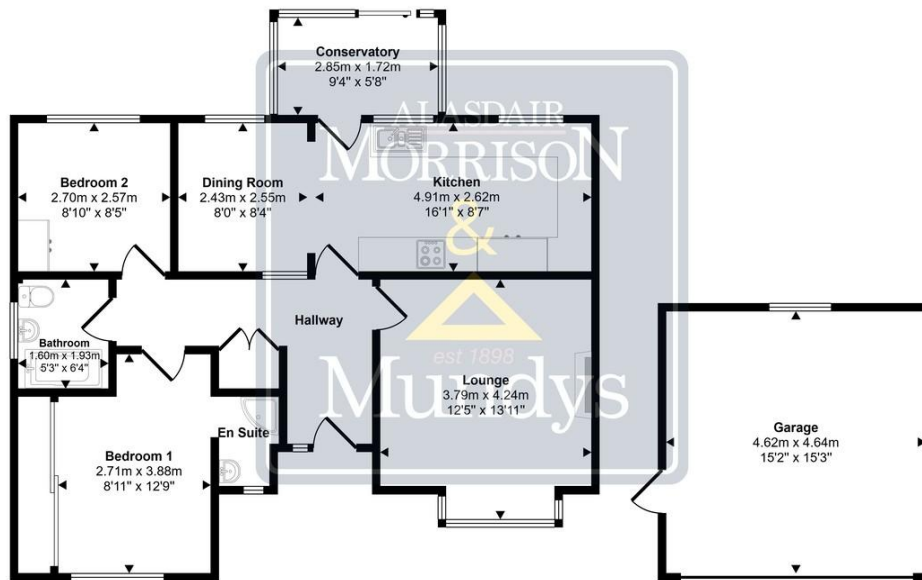
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Approx Gross Internal Area  
98 sq m / 1055 sq ft



Floorplan  
Approx 77 sq m / 824 sq ft

Garage  
Approx 21 sq m / 230 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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