



178 London Road
Balderton, NG24 3BN



Book a Viewing

£250,000

Well presented and thoughtfully extended, this attractive Link Detached Home offers a wonderful balance of comfortable family living and exceptional outdoor space. Designed to suit modern lifestyles, the accommodation is arranged over two floors and features a dual aspect living room, a separate dining room ideal for entertaining, and a well appointed kitchen fitted with timeless Shaker-style cabinetry. A convenient downstairs WC adds further practicality. Upstairs there are three bedrooms and a stylishly re-fitted contemporary shower room. Outside, to the front, a dropped kerb provides the potential for off-street parking, while the standout feature is the exceptionally generous rear garden. Offering a peaceful retreat with an established orchard, it provides the perfect setting for family life, gardening enthusiasts, outdoor entertaining, or simply enjoying the changing seasons in your own private oasis.





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

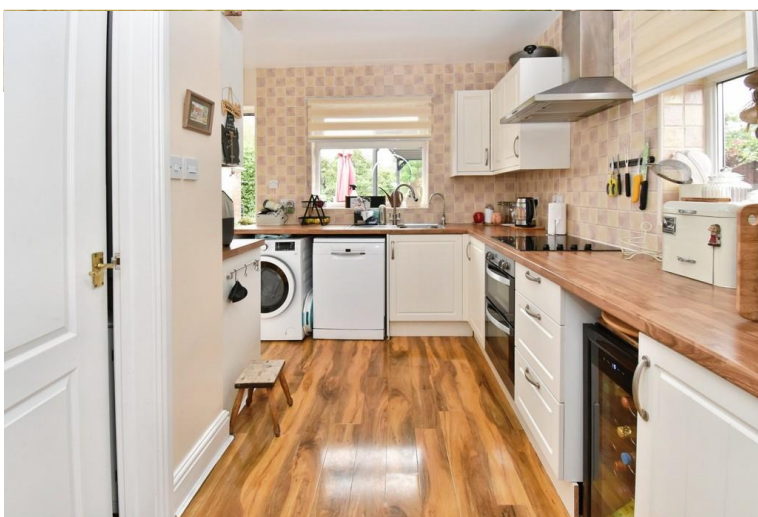
With uPVC double glazed door, inset doormat, stairs to the first floor and doors to the living room and to the dining room.

DINING ROOM

12' 9" into chimney breast x 9' 6" (3.9m x 2.9m) With uPVC double glazed window to the side elevation, radiator, coving to the ceiling, radiator and under stairs storage cupboard.

LIVING ROOM

13' 1" into chimney recess x 11' 9" (4m x 3.6m) With uPVC double glazed windows to front and side elevations, coving to the ceiling, radiator and electric fire suite.





KITCHEN

10' 6" x 12' 1" L shape, maximum measurements (3.21m x 3.7m) Fitted with a range of Shaker style wall and base units, work surface incorporating a stainless steel sink with mixer tap. Fitted double oven, ceramic hob and stainless steel extractor hood. Under counter spaces for washing machine, dishwasher and drinks fridge and integrated fridge freezer. Tiled splash-backs, laminate flooring, cupboard housing the gas central heating boiler, archway to dining room and door to WC. uPVC double glazed windows to the side and rear elevations and uPVC double glazed door onto the rear garden.

WC

4' 11" x 4' 1" (1.5m x 1.25m) Comprising of low level WC and pedestal wash hand basin, radiator, extractor and laminate flooring.

LANDING

With radiator, coving to the ceiling, access to the loft and doors to the shower room and to the three bedrooms.

BEDROOM ONE

13' 1" into chimney recess x 11' 9" (4m x 3.6m) With uPVC double glazed windows to front and side elevations, radiator, coving to the ceiling and built-in cupboard.

BEDROOM TWO

6' 6" x 8' 10" (2.9m x 2.7 m) With uPVC double glazed window to the side elevation, radiator, coving to ceiling and internal window to landing.

BEDROOM THREE

12' 1" x 5' 6" into recess (3.7m x 1.7m) With uPVC double glazed window to the rear elevation and radiator.

SHOWER ROOM

8' 6" x 5' 6" into recess (2.6m x 1.7m) Fitted with a modern suite comprising a shower cubicle with a mains fed shower, low level WC and wash hand basin set within a vanity unit. Chrome heated towel rail, extractor, inset spotlights and uPVC double glazed opaque window to the side elevation.

OUTSIDE

To the front, the property is gravelled with a low wall, planters and drop curb. To the rear there are extensive lawned gardens with borders for plants and shrubs, a paved patio, an orchard and outside tap.



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 one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

<https://www.mundys.net/refer.asp>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer 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 the vendors (Lessors) for whom they act as Agents given the ethical:

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 whatsoever 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 herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

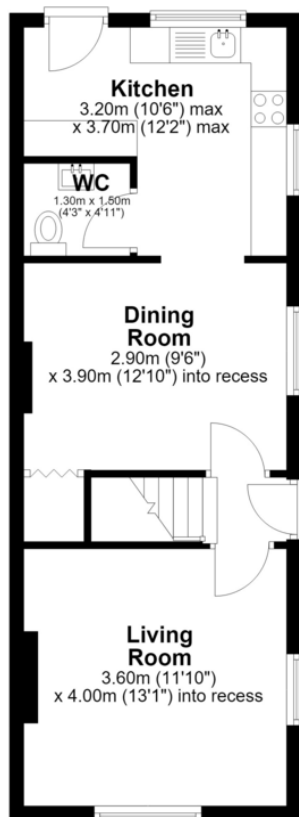
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

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

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

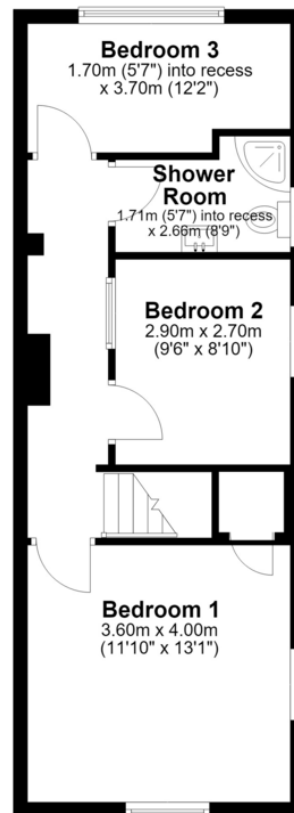
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)

178 London Road, Balderton

46 Middle Gate
Newark
NG24 1AL

newark@amorrison-mundys.net
01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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.