



265 London Road
Balderton, NG24 3JE



Book a Viewing

£180,000

Set back from the main road, this Detached Bungalow enjoys a low maintenance setting with a detached brick built garage and the added benefit of being offered for sale with no upward chain. A practical entrance porch welcomes you into an inviting living room, enhanced by a walk-in bay window that fills the space with natural light. The contemporary kitchen has been thoughtfully refitted with modern units, an integrated oven with gas hob and space for additional appliances. A side door leads to a useful lean-to, providing extra storage and utility space. The bungalow offers two well proportioned double bedrooms, with fitted wardrobes to the principal bedroom. The second bedroom features French doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces and offering an ideal spot to enjoy the warmer months. Outside, the easy care gardens provide the perfect balance of outdoor enjoyment and minimal upkeep, while the attached brick built garage adds valuable parking.





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

PORCH

With uPVC double glazed opaque door and window, door to the living room.

LIVING ROOM

14' 5" plus bay x 13' 9" (4.4m x 4.2m) With uPVC double glazed walk-in bay window to the front elevation, radiators, coving to the ceiling, doors to the inner hallway and to the kitchen.

INTERNAL LOBBY

With doors to the bedrooms and to the wet room.





KITCHEN

12' 9" x 7' 10" (3.9m x 2.4m) Re-fitted with a modern range of wall and base units, worksurface incorporating a sink unit with a stainless stone mixer tap. Fitted gas oven, four ring gas hob and extractor. Under counter spaces for a washing machine and a dishwasher. Space for a freestanding fridge freezer. Tiled splashbacks, radiator, uPVC double glazed window to the front elevation, window and uPVC double glazed door to lean-to at the side elevation.

LEAN-TO

9' 2" x 3' 3" (2.8m x 1m) With uPVC double glazed construction with polycarbonate roof, tiled floor and doors at both ends.

BEDROOM ONE

10' 10" x 10' 6" (3.3m x 3.2m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobe.

BEDROOM TWO

11' 1" x 6' 6" (3.4m x 2m) With uPVC double glazed French doors and window to the rear elevation and radiator.

WET ROOM

7' 10" x 5' 2" (2.4m x 1.6m) With electric shower, low level WC and wash hand basin. Tiled splashback, built-in airing cupboard, radiator, access to loft, chrome heated towel rail and uPVC double glazed opaque window to the side elevation.

GARAGE

15' 5" x 8' 2" (4.7m x 2.5m) With an up-and-over door, personnel door, power, lighting and window to the rear elevation.

OUTSIDE

There is a driveway to the side with gated access to the enclosed rear garden landscaped with a paved patio, artificial lawn, borders for plants/shrubs and a shed.



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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.

GENERAL

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KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING - D.

COUNCIL TAX BAND - B (Newark and Sherwood DC).

TENURE - Freehold.

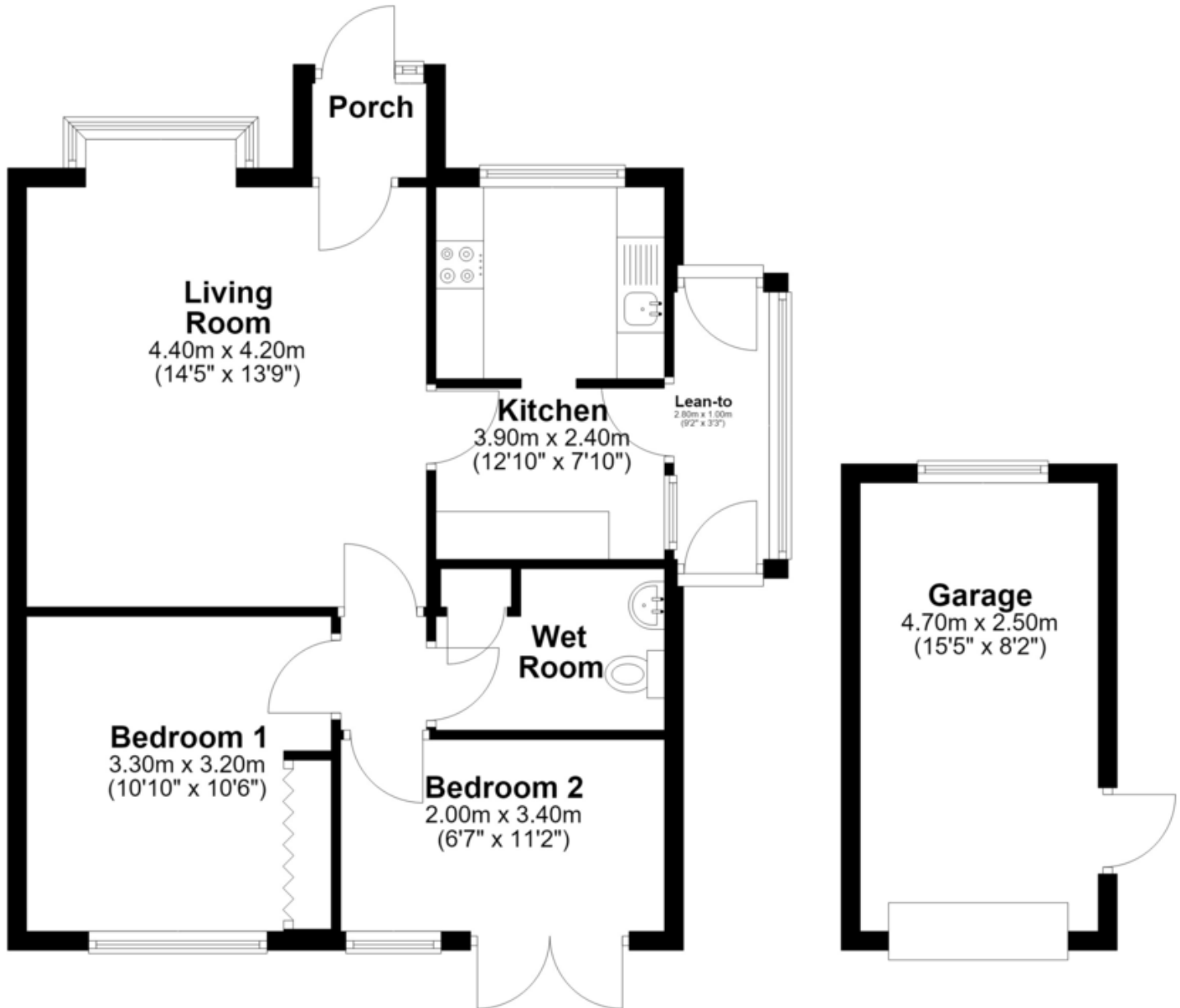
BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

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

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

Ground Floor

Approx. 69.2 sq. metres (744.4 sq. feet)



Total area: approx. 69.2 sq. metres (744.4 sq. feet)

265 London Road, 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.