



EDLIN & JARVIS  
ESTATE AGENTS



14 Kingsway

, Balderton, NG24 3DJ

Guide Price £230,000



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## 14 Kingsway

, Balderton, NG24 3DJ

\*\*\*\* Guide Price £230,000 to £240,000

\*\*\*\* Three Bedroom Detached \*\*\*\*  
Kingsway Balderton \*\*\*\*

Nestled in the desirable area of Kingsway, Balderton, this detached house presents a fantastic opportunity. The property boasts a generous corner plot, providing ample outdoor space for relaxation and recreation.

Inside, you will find a welcoming open plan lounge diner, perfect for entertaining family and friends. The well-equipped kitchen is designed for both functionality and style, making meal preparation a delight. The property features three comfortable bedrooms, offering plenty of room for a growing family or guests. The bathroom is well-appointed, ensuring convenience and comfort.

For those with vehicles, the property includes off-road parking, along with a single garage, providing additional storage or workshop space.

Situated in the sought-after area of Balderton, this home offers a friendly community feel with easy access to local schools, shops, parks and transport links. Don't miss your chance to own this wonderful property that combines comfort, space, and a prime location.

### Hallway

6'0 x 13'3 (1.83m x 4.04m)

### Kitchen

9'0 x 9'4 (2.74m x 2.84m)







**Lounge / Diner**  
8'4 x 23'1 (2.54m x 7.04m)

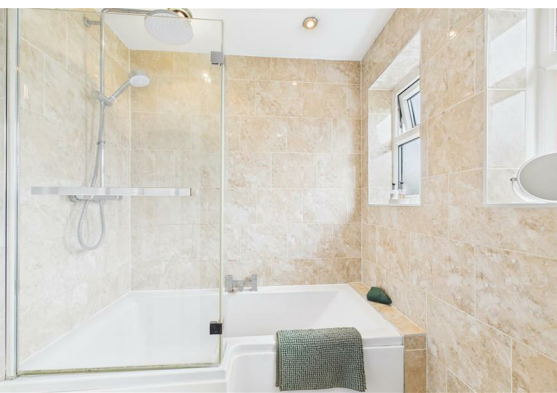
**Landing**  
8'3 x 8'8 (2.51m x 2.64m)

**Bedroom One**  
10'0 x 11'1 (3.05m x 3.38m)

**Bedroom Two**  
9'3 x 10'0 (2.82m x 3.05m)

**Bedroom Three**  
7'6 x 8'1 (2.29m x 2.46m)

**Bathroom**  
8'2 x 5'11 (2.49m x 1.80m)





Floor Plan



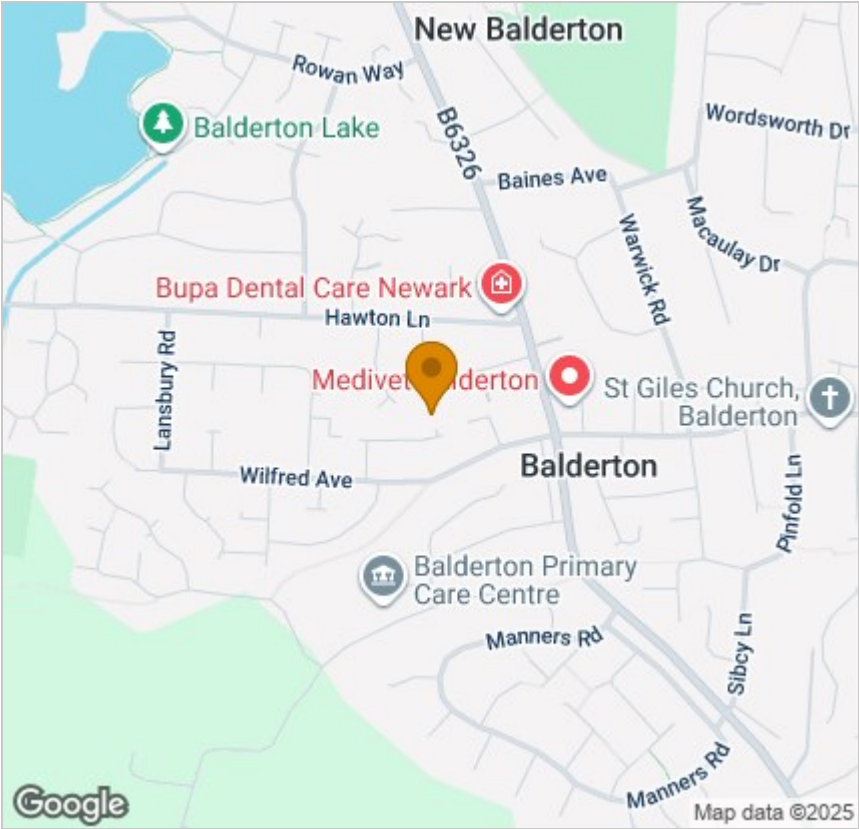
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

