

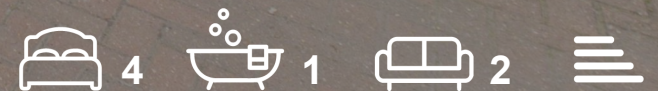


EDLIN & JARVIS
ESTATE AGENTS



102 London Road
Balderton, Newark, NG24 3AQ

£240,000



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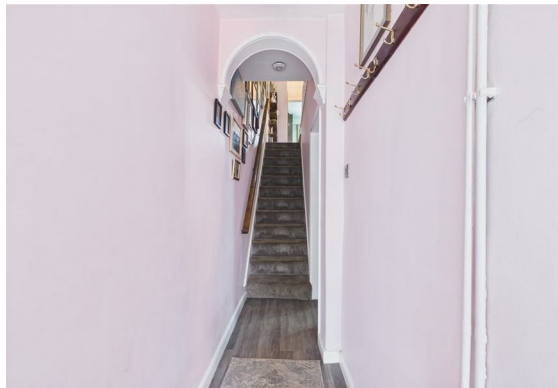
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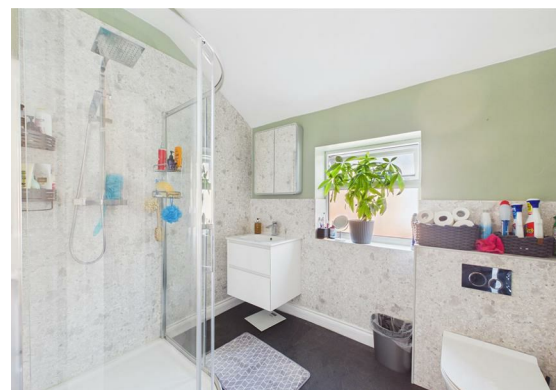
TRADITIONAL FAMILY HOME

This charming four bedroom traditional bay-fronted terraced home offers a perfect balance of period character, generous living space, and exceptional practical features. From the moment you approach, the property creates a lasting impression with the rare convenience of off-road parking located directly to the front. Inside, the entrance hall sets a warm tone and provides access to the main living accommodation. The spacious lounge features a classic bay window that floods the room with natural light, creating a bright yet cosy gathering area. Flowing seamlessly beyond is a separate formal dining room, ideal for family meals or entertaining guests. Towards the rear, the spacious breakfast kitchen forms the heart of the home, offering ample storage and workspace alongside a dedicated breakfast bar for casual everyday dining. Practical comfort is guaranteed throughout the year thanks to efficient gas central heating.

The accommodation continues to impress on the upper floors, offering four well-proportioned bedrooms that provide flexibility for growing families, home working, or guest room arrangements. Serving these bedrooms is a sleek and practical family shower room.

Stepping outside, the impressive rear footprint reveals a remarkably long garden designed for both relaxation and productivity. Paved seating areas offer the perfect setting for summer barbecues and alfresco dining, while a handy lawn area provides open green space. Dedicated gardeners will appreciate the established vegetable plot, ideal for growing home produce, while two brick-built outdoor store rooms deliver generous, secure storage solutions.





Located on the highly sought after London Road, this property has easy access to Newark Town centre, amenities, local primary, high and private schools, and good transport links to include the A1. Newark Northgate train station is within easy reach where the East Coast mainline to London Kings Cross can be reached within 1 hour and 15 mins making ideal for commuters.

Entrance Hall

Lounge

12'0 x 12'0 (3.66m x 3.66m)

Dining Room

11'10 x 12'9 (3.61m x 3.89m)

Breakfast Kitchen

15'9 x 10'10 (4.80m x 3.30m)

Landing

Bedroom One

11'8 x 11'9 (3.56m x 3.58m)

Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

Bedroom Three

10'10 x 7'2 (3.30m x 2.18m)

Bedroom Four

8'8 x 6'3 (2.64m x 1.91m)

Shower Room

8'3 x 6'2 (2.51m x 1.88m)

Store Room

11'5 x 4'2 (3.48m x 1.27m)

Store

3'0 x 5'6 (0.91m x 1.68m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

