



North End, Farndon



Asking Price £350,000

- Detached Bungalow
- Very Popular Village Location
- 3/4 Bedrooms
- Spacious Lounge & Separate Dining Room
- Kitchen with Appliances
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: C



A well presented detached bungalow with versatile and adaptable accommodation situated with the extremely popular and well served village of Farndon with its Riverside Pubs and walks close by. The accommodation comprises of an entrance hall, spacious lounge, separate dining Room, kitchen with fitted appliances which include oven, hob, dishwasher and fridge, utility cupboard, 3 bedrooms and a bathroom. The properties garage was converted by the previous owner and could be used as a fourth bedroom or home office and there is a conservatory to the rear. The property benefits from its peaceful non estate location, gated off road parking, gas central heating, UPVC double glazing and an enclosed rear garden.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway
3.73m x 0.89m (12'3 x 2'11)

Inner Hallway
3.86m x 3.63m (12'8 x 11'11) maximum measurements





Lounge

5.92m x 3.45m (19'5 x 11'4)

Dining Room

2.97m x 2.95m (9'9 x 9'8)

Kitchen

3.00m x 2.95m (9'10 x 9'8)

Master Bedroom

3.89m x 2.97m (12'9 x 9'9)

Bedroom Two

3.43m x 2.82m (11'3 x 9'3)

Bedroom Three

2.46m x 2.11m (8'1 x 6'11)

Bedroom Four/Study

5.26m x 2.31m (17'1 x 7'7)

Conservatory

3.25m x 2.97m (10'8 x 9'9)

Bathroom

2.13m x 1.63m (7'0 x 5'4)

Services

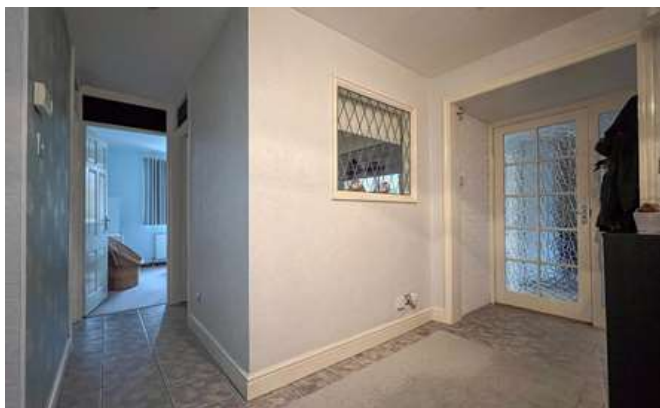
Mains gas, electricity, water and drainage are connected.

Farndon

The ever popular village of Farndon is situated just 2 miles west of Newark and benefits from an array of amenities including a shop and post office, hairdressers, and a number of public houses and restaurants with most having a delightful riverside setting. There is also a village primary school St Peters, Cross Keys C of E Primary Academy and a village hall.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.





Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.
The report is located under the 'virtual tours' tab on the web portals.

Anti-Money Laundering Regulations

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.
The report is located under the 'virtual tours' tab on the web portals.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

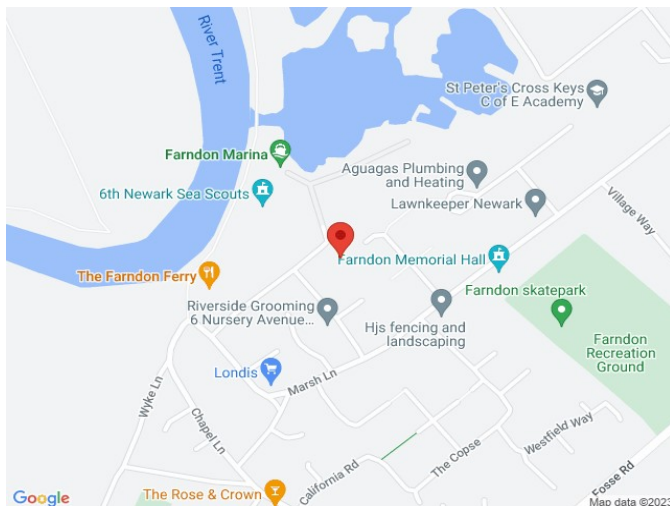
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk