



Holmefield, Farndon



**Guide Price £350,000 to £360,000**

- Immaculate Detached Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Quality Kitchen & Utility Room
- Three Reception Rooms
- Enclosed Rear Garden
- Double Garage & Driveway
- Council Tax band: D
- Tenure: Freehold
- EPC Rating: D



A very well presented and proportioned modern four bedroom detached house situated in a quiet cul-de-sac, within the extremely popular village of Farndon. This lovely property has accommodation comprising of; an entrance hall, WC, fitted kitchen with integrated dishwasher, electric oven with hide-and-slide door, warming drawer, induction hob and extractor fan, spacious lounge, separate dining room and conservatory. To the first floor there are four bedrooms, main bedroom with ensuite shower room and a fitted wardrobe, bedroom two also has a fitted wardrobe and there is a further bathroom. The property benefits from gas central heating, UPVC double glazing, a double garage, driveway and an enclosed landscaped rear garden.

## ACCOMMODATION - Rooms & Measurements

**Entrance Hallway**  
2.13m x 1.68m (7'0 x 5'6)  
maximum measurements

**Ground Floor WC**  
2.13m x 1.14m (7'0 x 3'9)





### Lounge

3.89m x 2.46m (12'9 x 18'1)

### Dining Room

3.18m x 2.95m (10'5 x 9'8)

### Conservatory

3.43m x 3.2m (11'3 x 10'6)

### Kitchen

4.04m x 2.95m (13'3 x 9'8)

### Utility Room

2.36m x 1.73m (7'9 x 5'8)  
maximum measurements

### First Floor Landing

### Bedroom One

3.02m x 3.53m (9'11 x 11'7)

### Ensuite Shower Room

1.63m x 1.8m (5'4 x 5'11)

### Bedroom Two

3.07m x 2.92m (10'1 x 9'7)  
maximum measurements

### Bedroom Three

3.35m x 2.11m (11'0 x 6'11)  
maximum measurements

### Bedroom Four

2.24m x 2.36m (7'4 x 7'9)

### Bathroom

2.36m x 2.46m (7'9 x 8'1)  
maximum measurements

### Double Garage

5.13m x 4.7m (16'10 x 15'5)

### 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 are taken internally and cannot be assumed 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.

## Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

## 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 £350 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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