



The Meadows, Farndon



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£175,000

- Spacious End Terraced Home
- Two Double Bedrooms
- Spacious Lounge
- Dining Kitchen
- Wrap Arounds Gardens
- Off Street Parking
- Popular Village Location
- Council Tax band: A
- Tenure: Freehold
- EPC Rating: C



Enjoying a delightful corner plot position in the popular village of Farndon, this end terraced home presents spacious accommodation throughout and wonderful private wrap around gardens.

The property's accommodation comprises to the ground floor: useful entrance porch, large dining kitchen with range cooker, spacious lounge with feature fireplace and inner hallway with stairs rising to the first floor where there are two double bedrooms and a superb family bathroom.

Outside, the property is approached with a gated driveway providing off street parking. The gardens are predominantly laid to lawn with a variety of plants/shrubs to borders and boasts a fantastic degree of privacy with majority hedged boundaries. Other features of this home include gas central heating and UPVC double glazing.



ACCOMMODATION - Rooms & Measurements

Entrance Porch 3.38m x 0.91m (11'1" x 3'0")

Dining Kitchen 5.44m x 2.79m (17'10" x 9'2")
maximum measurements

Lounge 5.44m x 3.71m (17'10" x 12'2")
maximum measurements

First Floor Landing

Bedroom One 5.44m x 2.72m (17'10" x 8'11")
maximum measurements

Bedroom Two 3.63m x 2.79m (11'11" x 9'2")
maximum measurements

Bathroom 2.01m x 1.70m (6'7" x 5'7")

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.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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