



West End, Farndon



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Asking Price £600,000



Key Features

- Superb Individual Detached Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Large Lounge & Dining Room
- Modern Dining Kitchen & Utility Room
- Beautiful Landscaped Gardens
- Double Garage & Large Driveway
- Council Tax Band: F
- EPC Rating: E
- Tenure: Freehold





Occupying a delightful plot, measuring approximately 1/4 acre, this wonderful individual detached family home is privately positioned in arguably the most sought after location in the ever popular village of Farndon, falling within walking distance of the range of amenities the village has to offer, as well as gorgeous riverside walks.

'Whitegates' represents a superb family home and presents immaculate accommodation throughout, with further scope for extension if required (subject to relevant planning). The property's accommodation comprises to the ground floor: entrance porch, inviting entrance hallway with useful storage cupboard, WC, generous triple aspect lounge with doors opening to the rear garden, separate dual aspect dining room, modern L-shaped dining kitchen space with the kitchen having underfloor heating, Corian work surfaces and a range of appliances to include a four ring gas hob, double electric oven, fridge/freezer, dishwasher and microwave. The kitchen also benefits from a pantry cupboard. A lobby connects through to utility room and the large double garage. The first floor has a generous landing space with access to a family bathroom suite, and four well-proportioned bedrooms, with the master bedroom having an ensuite shower room with underfloor heating.

Externally, this home sits proudly within its own plot and is approached with a wonderful wall enclosed frontage, with gates opening through to an extensive driveway providing ample off street parking. The front also benefits from lawned areas and a variety of

plants/shrubs. The delightful rear garden offers a fantastic degree of privacy and is south-easterly facing. There are two brilliant paved seating areas, ideal for entertaining, with a couple of fruit trees, lawned area and plants/shrubs to borders. Tucked in the corner of the garden is also a useful store, perfect for garden storage. Other features include gas central heating and UPVC double glazing (excluding porch). Viewing will be key to appreciate the quality and position of this delightful family home.

ACCOMMODATION - Rooms & Measurements

Entrance Porch 1.65m x 0.94m (5'5" x 3'1")

Entrance Hallway 5.56m x 3.28m (18'3" x 10'9")
maximum measurements

Ground Floor WC 1.85m x 1.45m (6'1" x 4'9")

Lounge 8m x 4.42m (26'3" x 14'6")
maximum measurements

Dining Room 4.39m x 3.25m (14'5" x 10'8")

Dining Kitchen 5.87m x 4.29m (19'3" x 14'1")
maximum measurements

Lobby 5.44m x 1.35m (17'10" x 4'5")







Utility Room (7'8 x 6'10)

First Floor Landing

Bedroom One 4.45m x 4.04m (14'7 x 13'3)

Ensuite 2.44m x 2.13m (8'0 x 7'0)

Bedroom Two 4.39m x 3.28m (14'5 x 10'9)

Bedroom Three 3.99m x 3.81m (13'1 x 12'6)
maximum measurements

Bedroom Four 3.25m x 2.9m (10'8 x 9'6)
maximum measurements

Bathroom 3.33m x 2.18m (10'11 x 7'2)

Double Garage 7.77m x 4.98m (25'6 x 16'4)
maximum measurements



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 - 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.

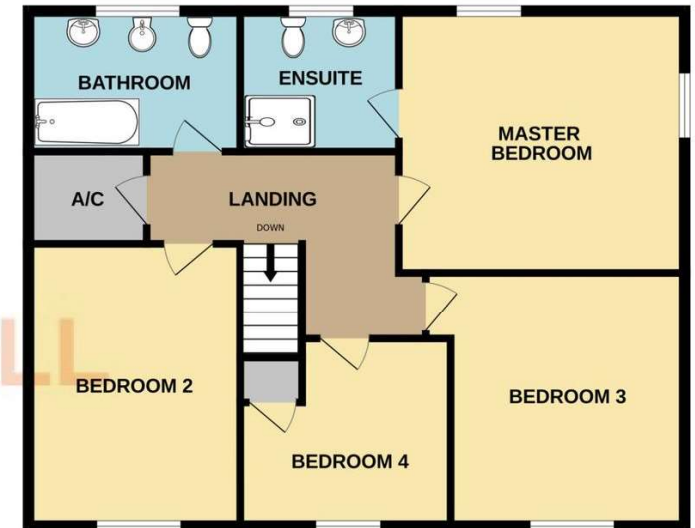
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



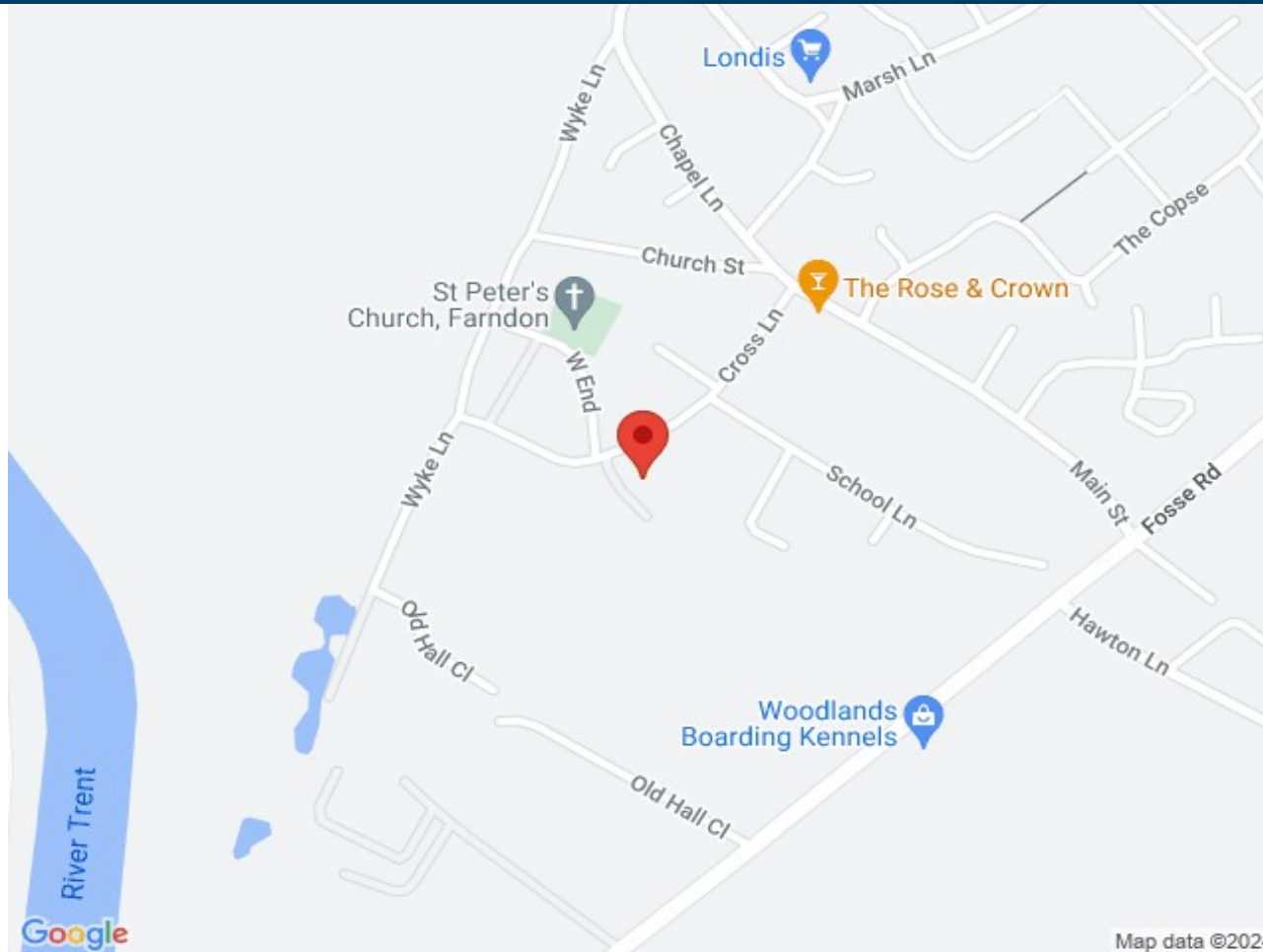


GROUND FLOOR

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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

