



Marsh Lane, Farndon



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Guide Price £300,000 to £320,000



## Key Features

- Extended Detached Home
- Four Bedrooms
- F/F Bathroom & G/F WC
- Two Generous Reception Rooms
- Large Breakfast Kitchen & Utility Room
- Single Garage & Substantial Driveway
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN. Conveniently located in the heart of the sought after village of Farndon, boasting superb local amenities and riverside walks close by, lies this superb extended detached property which would make an ideal family home with spacious living accommodation and a generous frontage with ample off street parking available.

The property's accommodation comprises to the ground floor: entrance porch, inviting entrance hallway, spacious lounge with bow window, generous dining room with sliding doors to the rear garden, large breakfast kitchen with appliances to include a four ring gas hob, double electric oven, integrated dishwasher, integrated fridge/freezer, and access to a utility room and WC. The first floor benefits from a modern family bathroom suite and four bedrooms.

Outside, the property enjoys a delightful low maintenance frontage with ample off street parking available, with access to a single garage. The rear garden is a blank canvas with two generous paved entertaining areas and a small lawned area. Other features of this home include gas central heating and UPVC double glazing.

## ACCOMMODATION - Rooms & Measurements

Entrance Porch 3'0" x 6'2" (0.9m x 1.9m)

Entrance Hall 5'10" x 13'3" (1.8m x 4m)  
maximum measurements

Lounge 11'6" x 15'4" (3.5m x 4.7m)

Dining Room 10'9" x 17'8" (3.3m x 5.4m)

Breakfast Kitchen 11'4" x 18'8" (3.5m x 5.7m)  
maximum measurements

Utility Room 5'5" x 8'10" (1.7m x 2.7m)

Ground Floor WC 4'10" x 5'7" (1.5m x 1.7m)

### First Floor Landing

Bedroom One 8'9" x 15'7" (2.7m x 4.7m)

Bedroom Two 11'6" x 12'9" (3.5m x 3.9m)  
maximum measurements

Bedroom Three 11'5" x 11'6" (3.5m x 3.5m)  
maximum measurements

Bedroom Four 7'7" x 9'9" (2.3m x 3m)  
maximum measurements

Bathroom 5'6" x 8'8" (1.7m x 2.6m)

Single Garage 8'10" x 10'6" (2.7m x 3.2m)  
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 - 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

