



Cormack Lane, Fernwood

 4  2  2

Guide Price £300,000 to £325,000



## Key Features

- Detached Family House
- Four Double Bedrooms
- Lounge & Dining Room
- Breakfast Kitchen & Utility
- Ground Floor WC, Ensuite & Bathroom
- Single Garage & Driveway
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN. Benefiting from no local service charges, this superb detached home is quietly positioned in the popular modern-day village of Fernwood and enjoys a convenient location on a no-through road. Offering spacious accommodation throughout, this property would make an ideal family home.

The property's accommodation comprises to the ground floor: entrance hallway, WC, spacious lounge with feature fireplace, separate dining room with French doors opening to the rear garden, breakfast kitchen with four ring gas hob and electric oven, and utility room. To the first floor, there is a family bathroom and four double bedrooms, three of which having fitted wardrobes and the main bedroom also enjoying an ensuite shower room.

Outside, the property is approached with a double width tarmac driveway providing off street parking, with access to a single garage. The rear garden is predominantly laid to lawn with a small paved area as well as a decked seating area. Other features include gas central heating and UPVC double glazed windows.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 7'9" x 18'10" (2.4m x 5.7m)  
maximum measurements

Ground Floor WC 3'5" x 6'7" (1m x 2m)

Lounge 12'4" x 16'9" (3.8m x 5.1m)  
maximum measurements

Dining Room 9'6" x 9'9" (2.9m x 3m)

Breakfast Kitchen 9'6" x 12'2" (2.9m x 3.7m)

Utility Room 5'11" x 9'6" (1.8m x 2.9m)

#### First Floor Landing

Bedroom One 9'11" x 13'10" (3m x 4.2m)

Ensuite Shower Room 6'4" x 8'0" (1.9m x 2.4m)

Bedroom Two 8'11" x 13'0" (2.7m x 4m)  
maximum measurements

Bedroom Three 9'7" x 9'7" (2.9m x 2.9m)  
maximum measurements

Bedroom Four 9'11" x 10'4" (3m x 3.1m)  
maximum measurements

Bathroom 5'11" x 6'9" (1.8m x 2.1m)

Garage 8'3" x 15'9" (2.5m x 4.8m)



### Services

Mains gas, electricity, water and drainage are connected.

### Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdressers.

### 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.

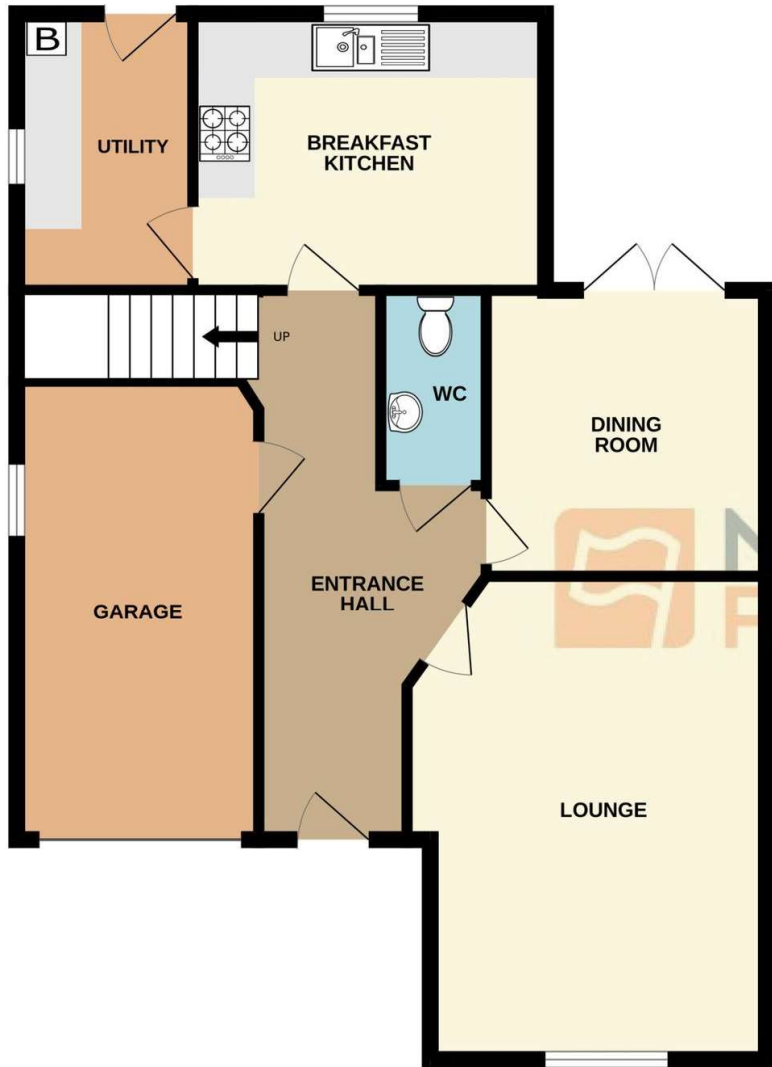
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

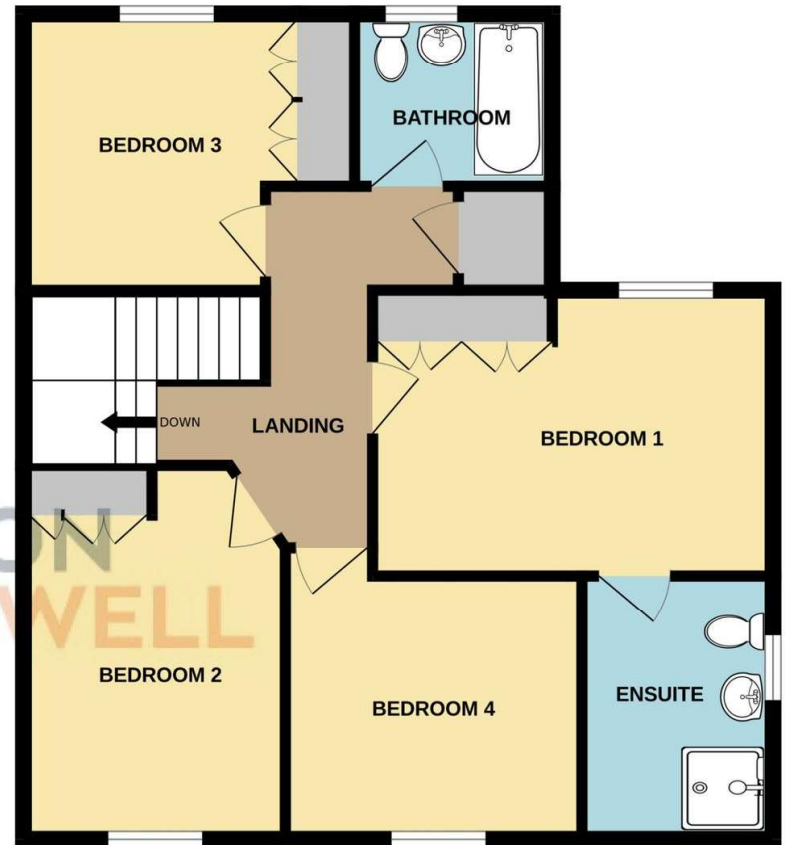
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL

