



Marsh Lane, Farndon

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Asking Price £250,000



Key Features

- Detached Chalet Home
- Recently Renovated
- Two Bedrooms
- G/F Shower Room & F/F W/C
- Granite Kitchen & Bay Fronted Lounge
- Garage & Driveway
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





Representing arguably a "new property, in an old shell", this beautiful, detached home boasts a substantial south easterly facing plot and has undergone a significant renovation since the start of 2024. This includes a new granite kitchen, shower room, central heating system, windows and much more! This property enjoys a sought after village location, boasting superb access to the A46 and Newark town centre. The property still offers further potential with the property previously having planning permission for a double storey extension to create a wonderful three bedroom property and stunning living/dining kitchen space (Planning Ref: 22/00753/HOUSE).

The property's accommodation comprises in brief to the ground floor: entrance hallway with understairs storage cupboard, bay fronted lounge with air conditioning and feature gas fire, granite kitchen with four ring induction hob, electric oven, fridge and plumbing for an integral washing machine, with a pantry off the kitchen, luxurious ground floor shower room, and to the first floor there is a W/C, and two bedrooms.

Outside, the property has a driveway providing off street parking for numerous vehicles, whilst the rear garden is extensive in its size. It enjoys a paved covered entertainment area, with access to a single garage. There is a small artificial lawned area with a large, turfed area beyond. Other features to the property include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 10'6" x 6'10" (3.2m x 2.1m)
maximum measurements

Lounge 16'7" x 11'2" (5.1m x 3.4m)
maximum measurements

Kitchen 9'1" x 8'9" (2.8m x 2.7m)
maximum measurements

Pantry 5'8" x 2'10" (1.7m x 0.9m)

Ground Floor Shower Room 7'4" x 5'1" (2.2m x 1.5m)

First Floor Landing

Bedroom One 12'0" x 9'11" (3.7m x 3m)

Bedroom Two 9'3" x 8'4" (2.8m x 2.5m)
maximum measurements

First Floor W/C 5'0" x 3'3" (1.5m x 1m)

Garage

With power and light facilities.





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.

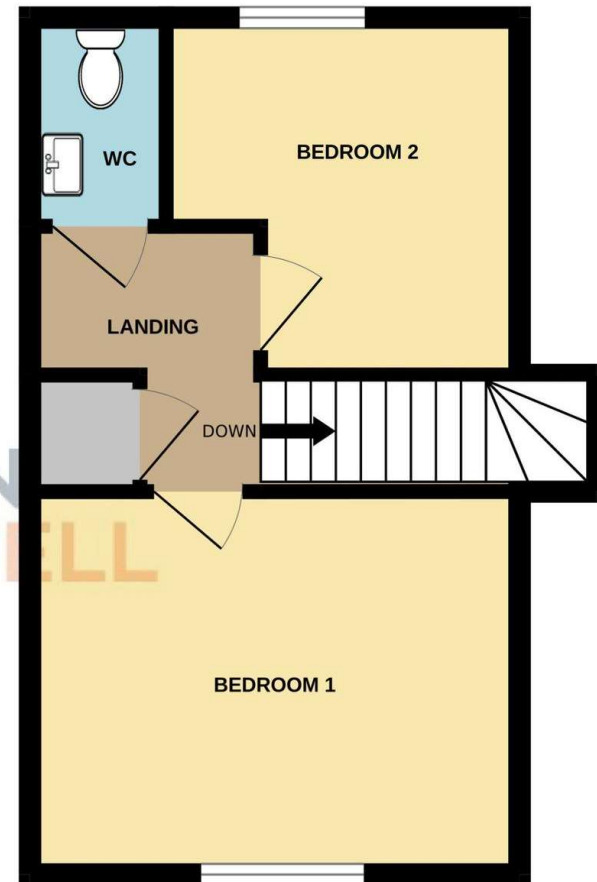


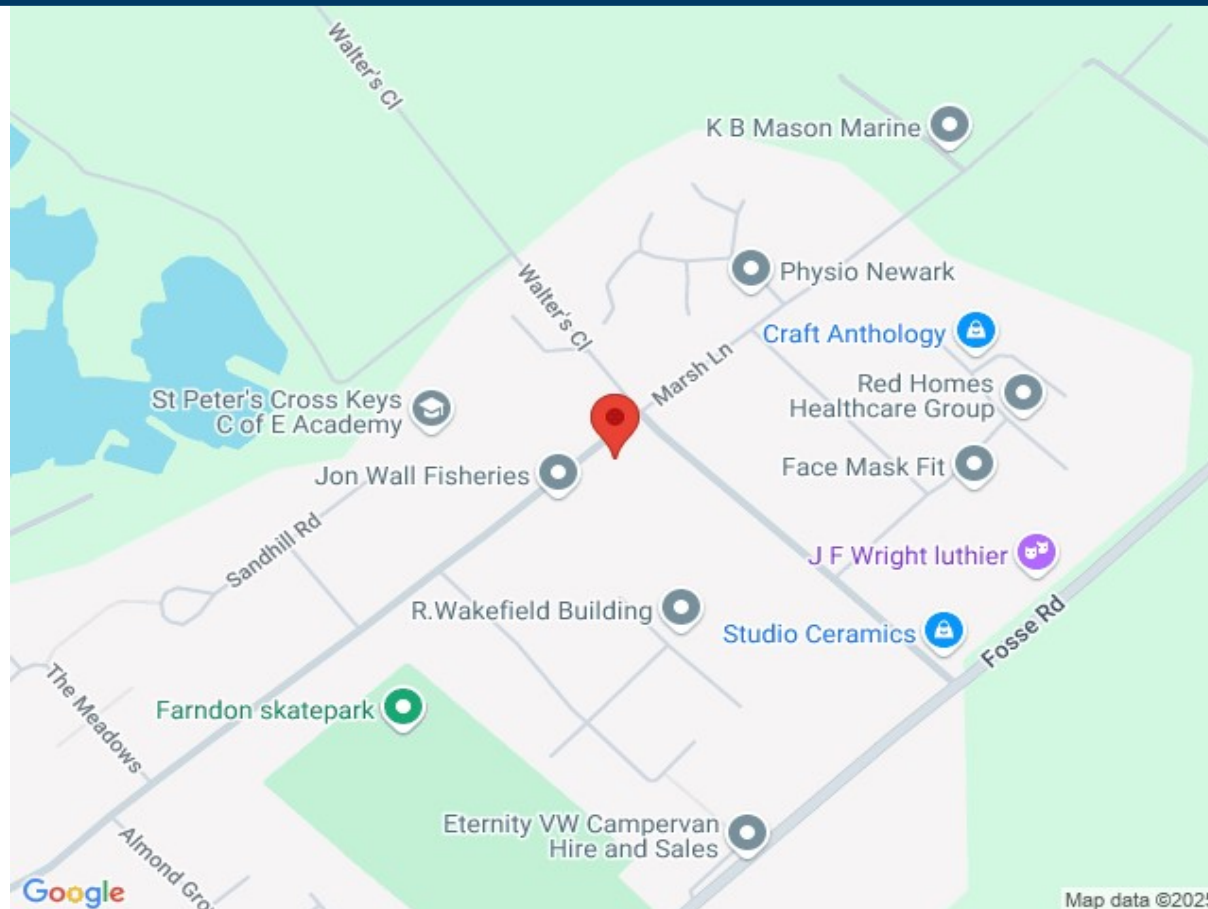


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

