



Chestnut Grove, Farndon



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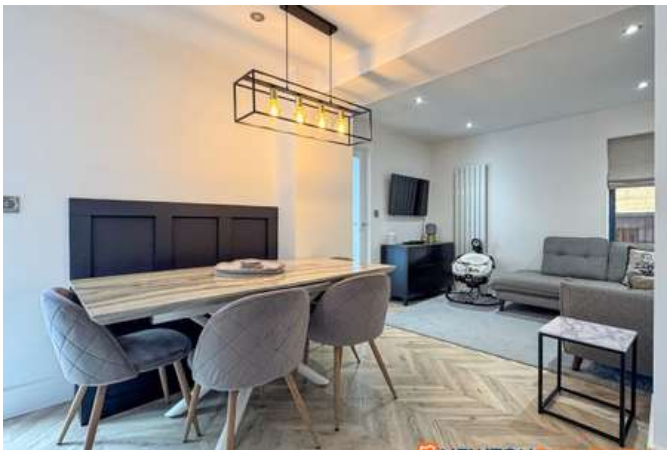
Guide Price £375,000 to £400,000



Key Features

- Modernised Detached Family Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge & Office/Play Room
- Open Plan Living/Dining Kitchen
- Generous Rear Garden
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Having been beautifully modernised by the current owners, this magnificent, detached family home really has the wow factor! Enjoying a pleasant position in the heart of the sought after village of Farndon, this home is conveniently located with local amenities close to hand, as well as beautiful riverside walks. Viewing will be key to appreciate the quality of this marvellous home.

The property's accommodation comprises to the ground floor: inviting entrance hallway, spacious lounge, versatile office/playroom, utility room and W/C. However, the main feature of this home is the open plan living/dining kitchen space that stretches the full width of the home. There is a cosy living space, and a dining kitchen that boasts bi-folding doors opening to the rear garden, a gorgeous central breakfast island and a range of quality appliances to include a dishwasher, electric oven, microwave, warming drawer and five ring induction hob. To the first floor, there is a luxurious bathroom suite and four bedrooms, with the main bedroom enjoying an equally luxurious ensuite shower room.

Externally, the property is approached with a block paved and gravelled driveway which provides off street parking for multiple vehicles. The rear garden has been tastefully landscaped to include a large paved entertaining area, decked seating area with pergola and a lawned area. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Porch

Entrance Hallway 13'4" x 5'11" (4.1m x 1.8m)
maximum measurements

Lounge 15'5" x 11'7" (4.7m x 3.5m)
maximum measurements

Office/Play Room 15'11" x 8'0" (4.9m x 2.4m)

Open Plan Living/Dining Kitchen:

Dining Kitchen 17'5" x 10'11" (5.3m x 3.3m)

Living Area 10'1" x 7'11" (3.1m x 2.4m)

Utility Room 9'8" x 5'7" (2.9m x 1.7m)

Ground Floor W/C 6'4" x 3'10" (1.9m x 1.2m)

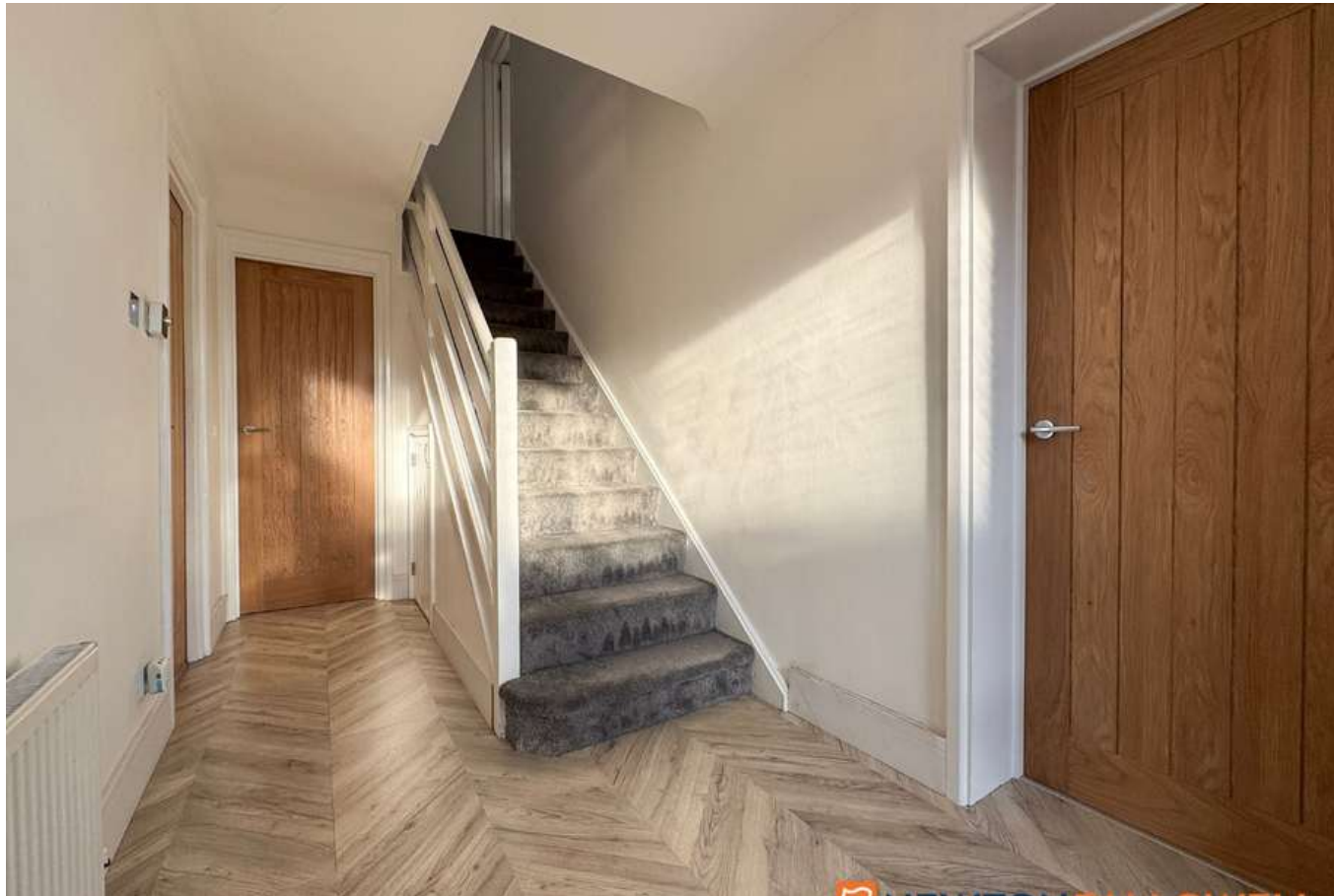
First Floor Landing

Bedroom One 18'9" x 8'3" (5.7m x 2.5m)

Ensuite Shower Room 7'11" x 5'7" (2.4m x 1.7m)

Bedroom Two 12'10" x 11'4" (3.9m x 3.5m)
maximum measurements





Bedroom Three 11'6" x 11'4" (3.5m x 3.5m)
maximum measurements

Bedroom Four 9'11" x 7'7" (3m x 2.3m)
maximum measurements

Family Bathroom 7'9" x 5'6" (2.4m x 1.7m)

Services

Mains gas, electricity, water and drainage are connected.

Farndon

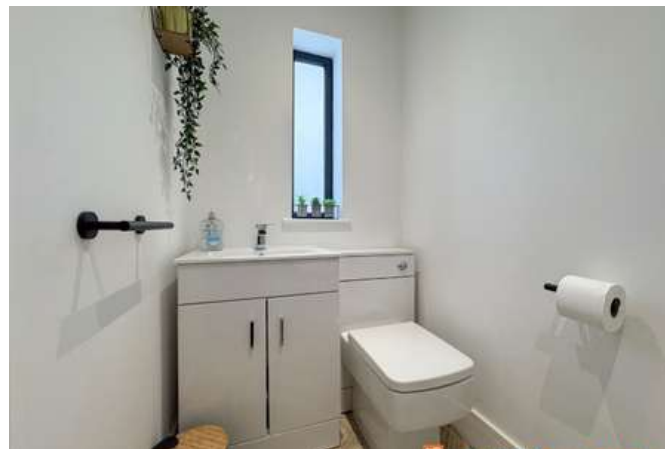
The ever popular village of Farndon is situated just 2 miles west of Newark and benefits from an array of amenities including a shop and post office, hairdressers, and a number of public houses and restaurants with most having a delightful riverside setting. There is also a village primary school St 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.

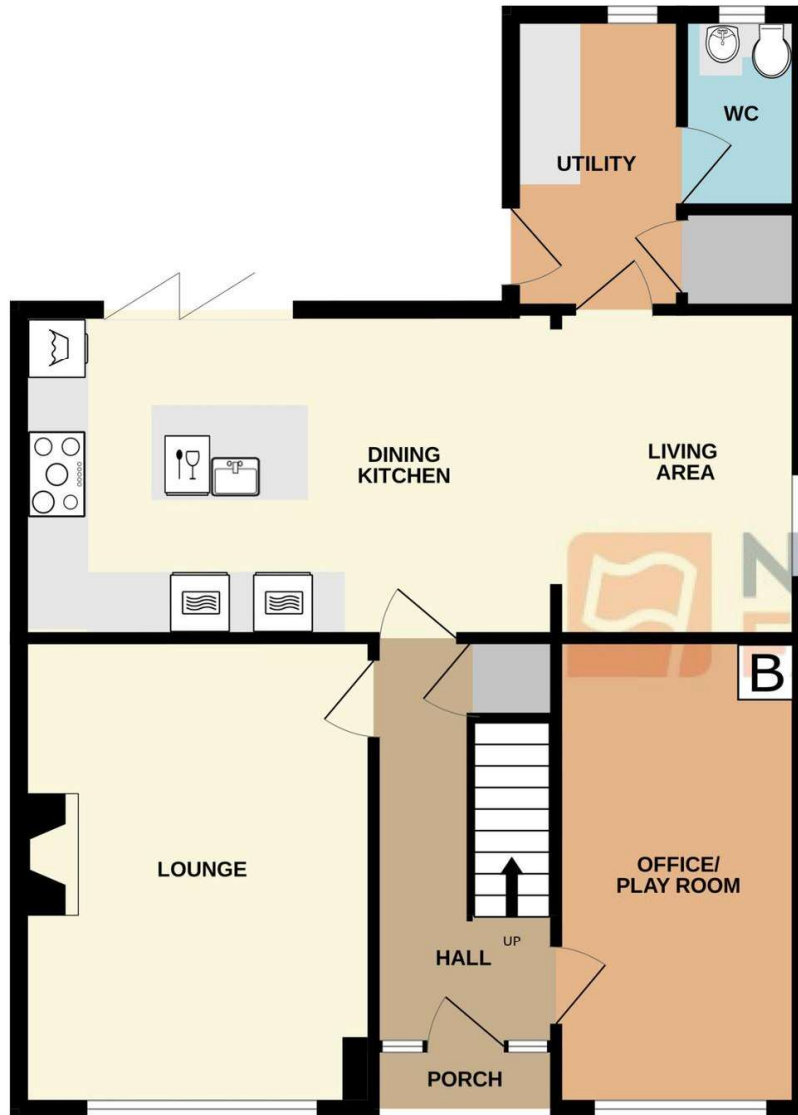
Referrals

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 choose to arrange a survey through them. For more information, please call the office.



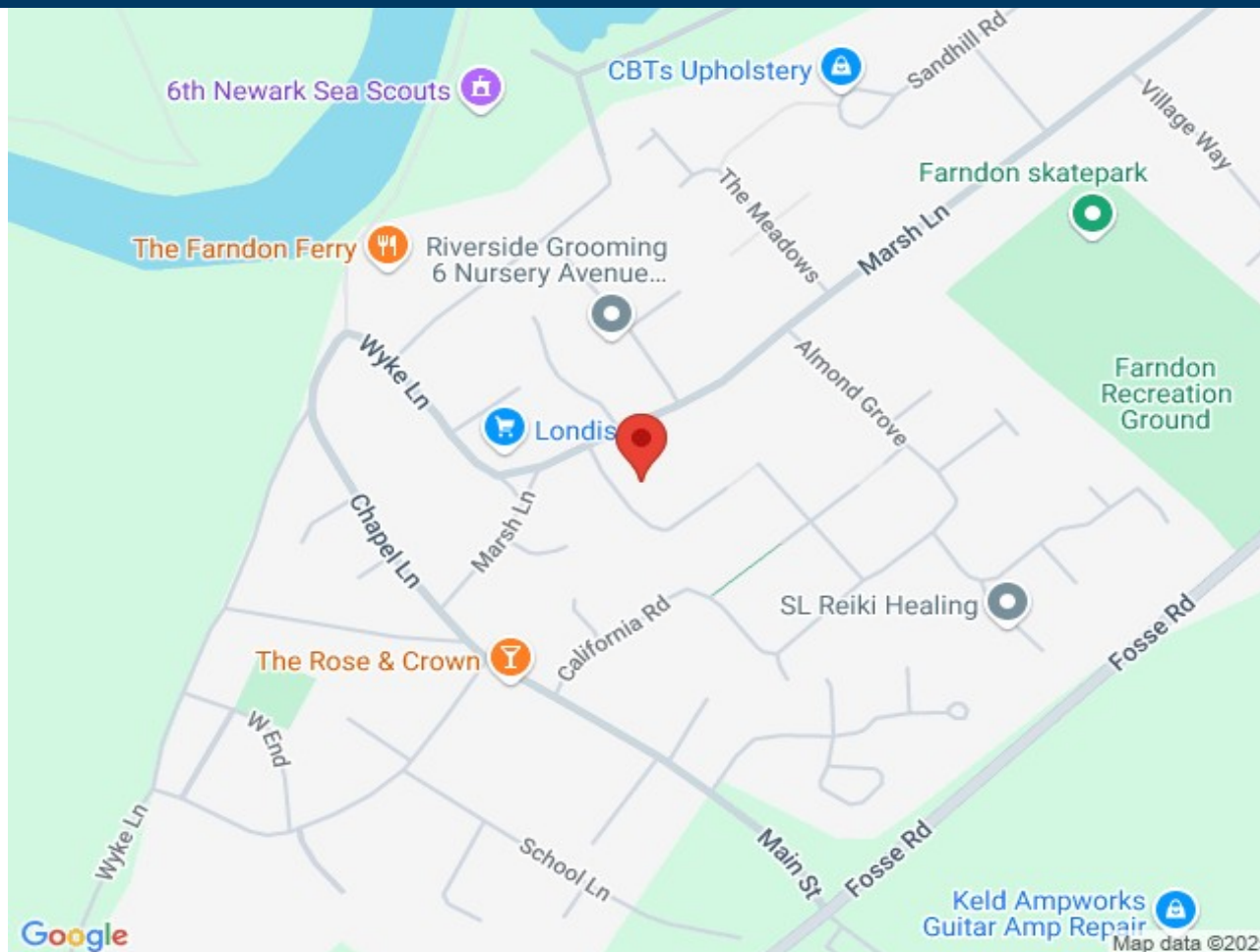


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

