



Village Way, Farndon

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Guide Price £230,000 to £240,000



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- Spacious Lounge & Kitchen
- Modern Shower Room
- Off Street Parking & Single Garage
- South-East Facing Rear Garden
- OWNED SOLAR PANELS
- Council Tax Band: B
- EPC Rating: A
- Tenure: Freehold





Enjoying a marvellous SOUTH-EAST FACING position in a quiet cul-de-sac within the sought after village of Farndon lies this magnificent semi-detached bungalow that boasts a delightful rear garden, quality internal accommodation, newly installed gas boiler (installed December 2024) and 12x OWNED SOLAR PANELS WITH BATTERY STORAGE.

Representing a home to move straight into, the bungalow's accommodation comprises: porch, entrance hallway, dual aspect lounge, superb kitchen with door to the side porch, two double bedrooms, one of which having fitted wardrobes, and a fabulous modern shower room. Outside, the property is approached with a resin driveway, that provides off street parking for multiple vehicles.

A side gate opens through to the detached garage and landscaped rear garden, with the resin area continuing through to this space. The rear garden retains a high degree of privacy and has a decked entertaining area and a lawned area with a variety of plants/shrubs. Other features include gas central heating, UPVC double glazing and the solar panels.

ACCOMMODATION - Rooms & Measurements

Porch 2'8" x 1'10" (0.8m x 0.6m)

Entrance Hallway 12'0" x 4'1" (3.7m x 1.2m)
maximum measurements

Lounge 13'8" x 11'7" (4.2m x 3.5m)
maximum measurements

Kitchen 9'10" x 7'9" (3m x 2.4m)

Side Porch 6'1" x 3'5" (1.9m x 1m)

Bedroom One 11'10" x 9'3" (3.6m x 2.8m)

Bedroom Two 9'9" x 9'4" (3m x 2.8m)

Shower Room 7'11" x 4'3" (2.4m x 1.3m)

Garage 17'9" x 9'10" (5.4m x 3m)



Agent's Note - Solar Panels

The property has 12 x owned solar panels with battery storage.

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

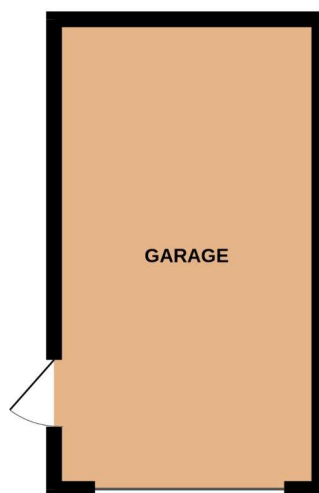
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

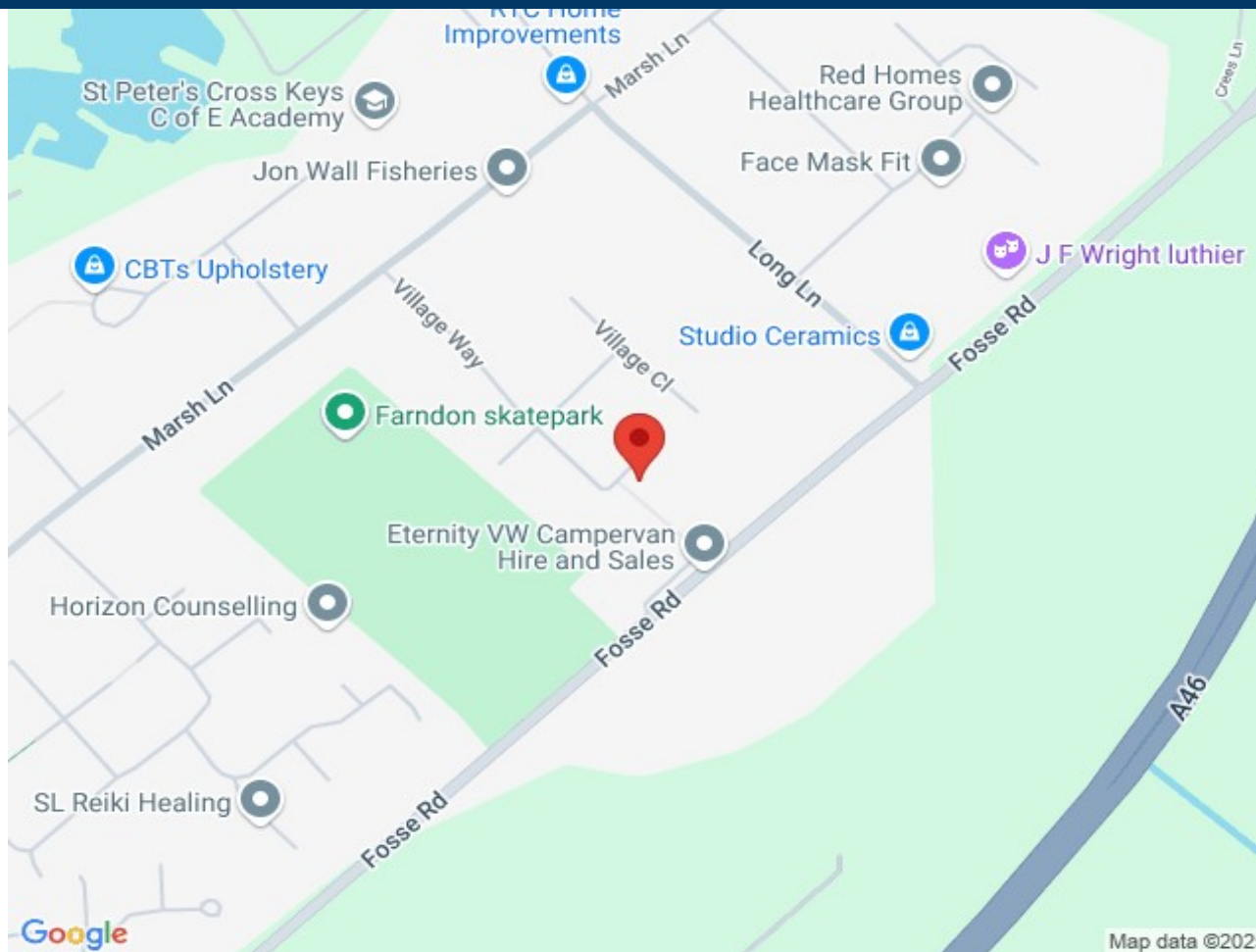
Referrals

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





Score	Energy rating	Current	Potential
92+	A	97 A	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		