



Sandhill Road, Farndon



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Guide Price £300,000 to £310,000



## Key Features

- Extended Semi Detached Home
- Three/Four Bedrooms
- F/F Bathroom, G/F WC & Utility
- L-Shaped Open Plan Living/Dining Kitchen
- Lounge & Sitting Room/Bedroom
- Tarmac Gated Driveway
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





Having been substantially extended, this magnificent semi-detached home enjoys a pleasant SOUTH FACING corner plot position in the sought after village of Farndon with superb access to the A46 and Newark town centre, and boasts immaculate accommodation throughout which could suit a variety of needs. This home still benefits from a large rear garden and various outbuildings to include a large, detached garage with adjoining room.

The property's accommodation comprises to the ground floor: entrance hallway, W/C, cosy lounge with an opening to a bedroom/sitting room, both areas having connecting doors to the extension, utility room and a marvellous extended L-shaped open plan living/dining kitchen space. The kitchen enjoys a range of appliances to include double electric oven, microwave, five ring induction hob, integrated dishwasher and fridge/freezer. The living/dining area stretches across the rear of the property and has a vaulted ceiling, three skylights and two sets of French doors that open to the rear garden. The first floor has a luxurious family bathroom suite, and three bedrooms, with the smallest bedroom currently utilised as a dressing room.

Externally, the property benefits from a corner position with a gated entrance opening to a tarmac driveway providing off street parking. A further set of gates open through to the side of the property, providing further parking if required and gives access to the detached garage. The garage is oversized and enjoys an additional room to the back of the garage that has previously been used as a gym and dance studio. The rear garden is sizeable despite the extension, and boasts a large

paved entertaining area, lawned area, fenced formal garden and further outbuildings to include a timber summer house and stables/shed, both with power and lighting connected. Other features include gas central heating and UPVC double glazing. Viewing will be key to appreciate the size and space this home has to offer!

## ACCOMMODATION - Rooms & Measurements

Entrance Hallway 14'5" x 6'3" (4.4m x 1.9m)  
maximum measurements

Ground Floor W/C 5'1" x 2'9" (1.5m x 0.8m)

Lounge 13'10" x 12'3" (4.2m x 3.7m)

Sitting Room/Bedroom Four 12'3" x 10'6" (3.7m x 3.2m)

Utility 9'11" x 6'3" (3m x 1.9m)

## L-Shaped Open Plan Living/Dining Kitchen:

Kitchen 14'2" x 9'4" (4.3m x 2.8m)  
maximum measurements

Dining Area 11'4" x 10'2" (3.5m x 3.1m)

Living Area 24'1" x 10'0" (7.3m x 3m)







## First Floor Landing

**Bedroom One** 12'3" x 11'8" (3.7m x 3.6m)  
maximum measurements

**Bedroom Two** 12'9" x 12'3" (3.9m x 3.7m)  
maximum measurements

**Bedroom Three** 9'4" x 9'4" (2.8m x 2.8m)  
maximum measurements

**Bathroom** 6'1" x 5'5" (1.9m 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 chose to arrange a survey through them. For more information, please call the office.







OUTBUILDINGS



GROUND FLOOR

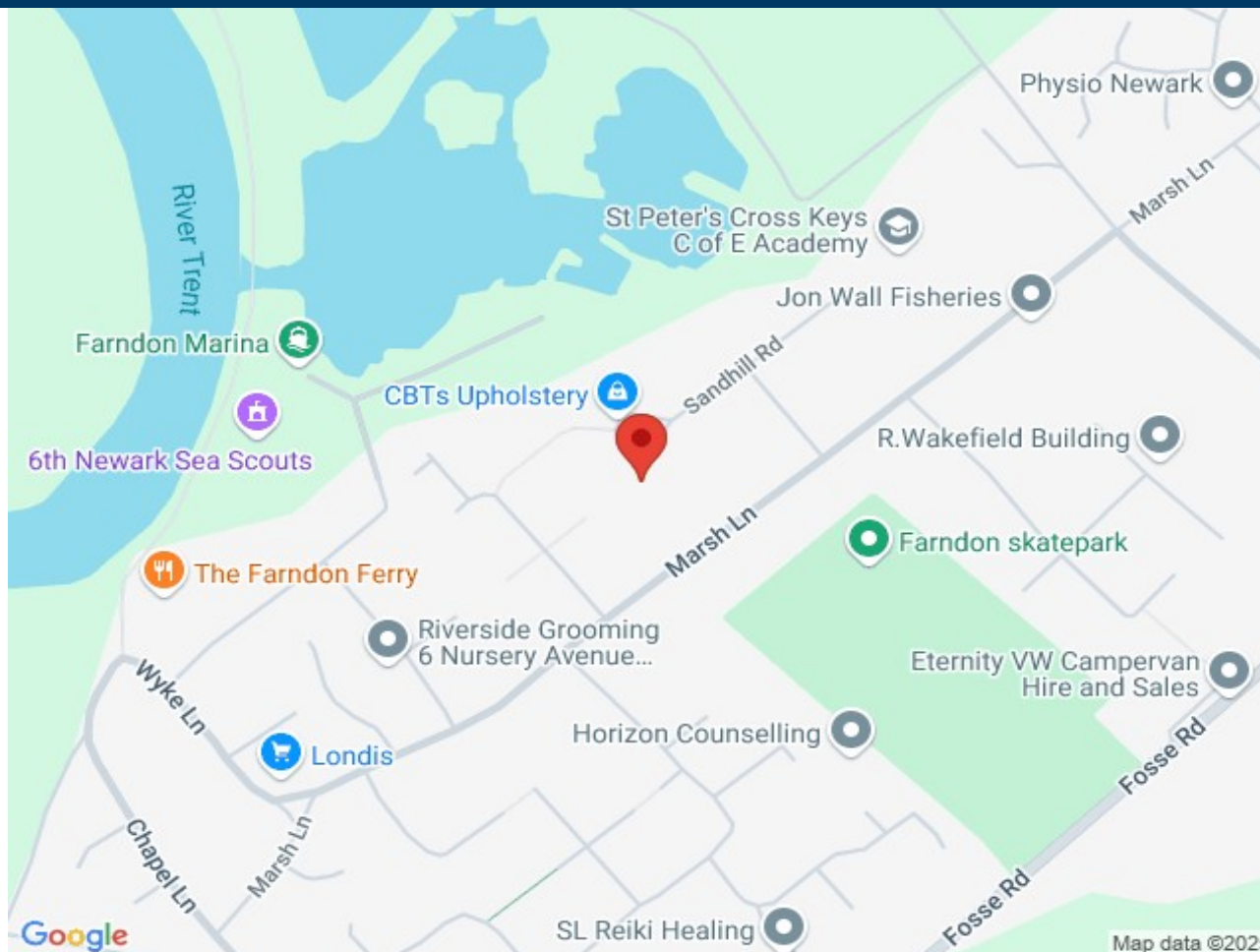


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	64 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

