



Village Way, Farndon

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Guide Price £190,000 to £200,000



Key Features

- Semi Detached Bungalow
- Three Bedrooms
- Dual Aspect Lounge
- Kitchen & Shower Room
- Generous Wrap Around Gardens
- Garage, Store & Lean To
- Council Tax Band: B
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN! Occupying a delightful plot within a quiet cul-de-sac in the ever popular village of Farndon, this semi-detached bungalow boasts incredible potential to add value to and extend if required, with features to include generous wrap around gardens, extensive driveway and a detached garage.

The bungalow's accommodation comprises: entrance hallway, dual aspect lounge, kitchen with four ring electric hob and electric oven, shower room and three bedrooms, one of which having a bay window and fitted sliding wardrobes, and another having a door opening to the rear garden.

The property enjoys a tucked away position, with a large frontage and space to the side, providing ample off-street parking with a range of outbuildings to include a garage, lean to and store. The rear garden retains a huge degree of privacy, with a range of mature shrubs and trees to borders. Other features include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 12'2" x 6'10" (3.7m x 2.1m)
maximum measurements

Lounge 14'5" x 10'8" (4.4m x 3.3m)
maximum measurements

Kitchen 8'8" x 7'11" (2.6m x 2.4m)

Bedroom One 11'9" x 11'5" (3.6m x 3.5m)
maximum measurements, including wardrobes

Bedroom Two 11'6" x 10'5" (3.5m x 3.2m)
maximum measurements

Bedroom Three/Dining Room 8'6" x 6'7" (2.6m x 2m)

Shower Room 8'6" x 4'6" (2.6m x 1.4m)

Outbuildings:

Garage 15'5" x 8'3" (4.7m x 2.5m)

Lean To 15'5" x 7'3" (4.7m x 2.2m)

Store 3'9" x 3'0" (1.1m x 0.9m)



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 – MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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

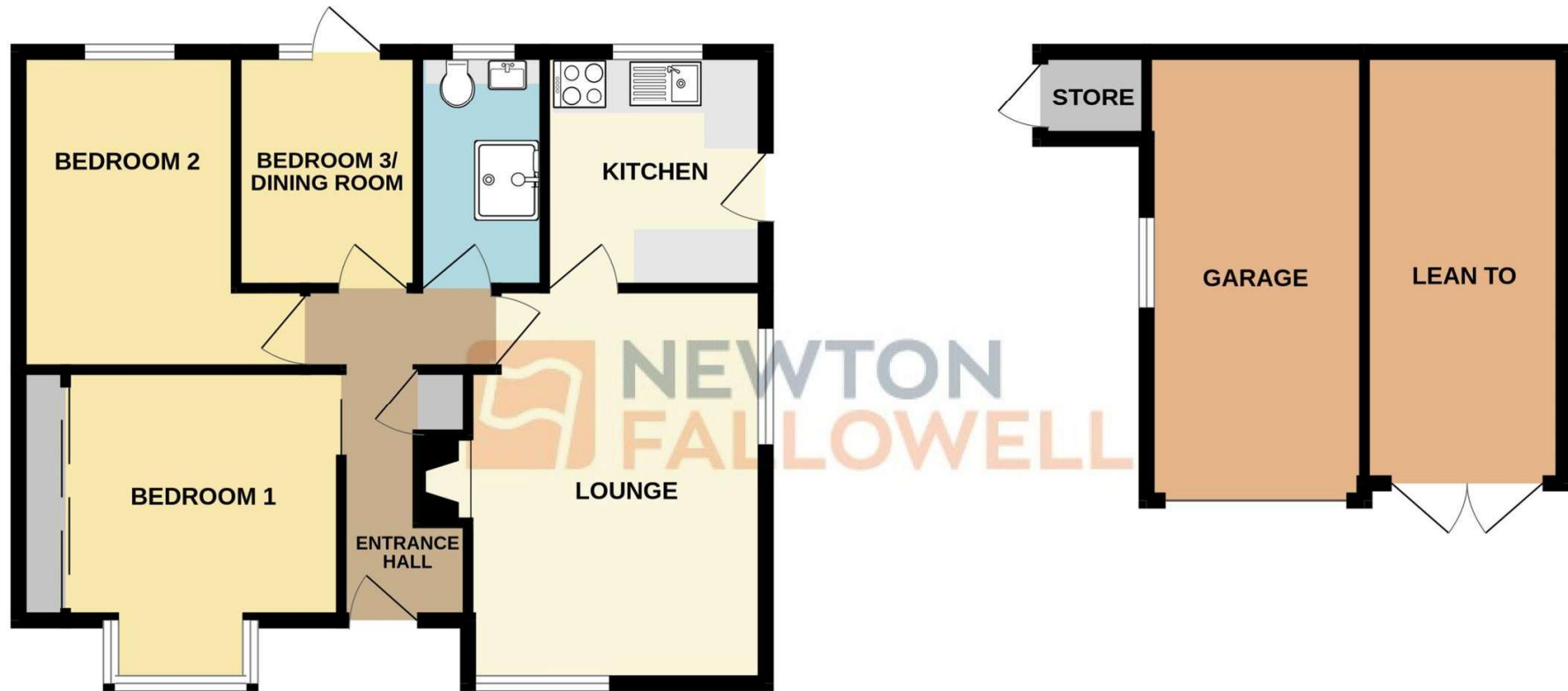
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

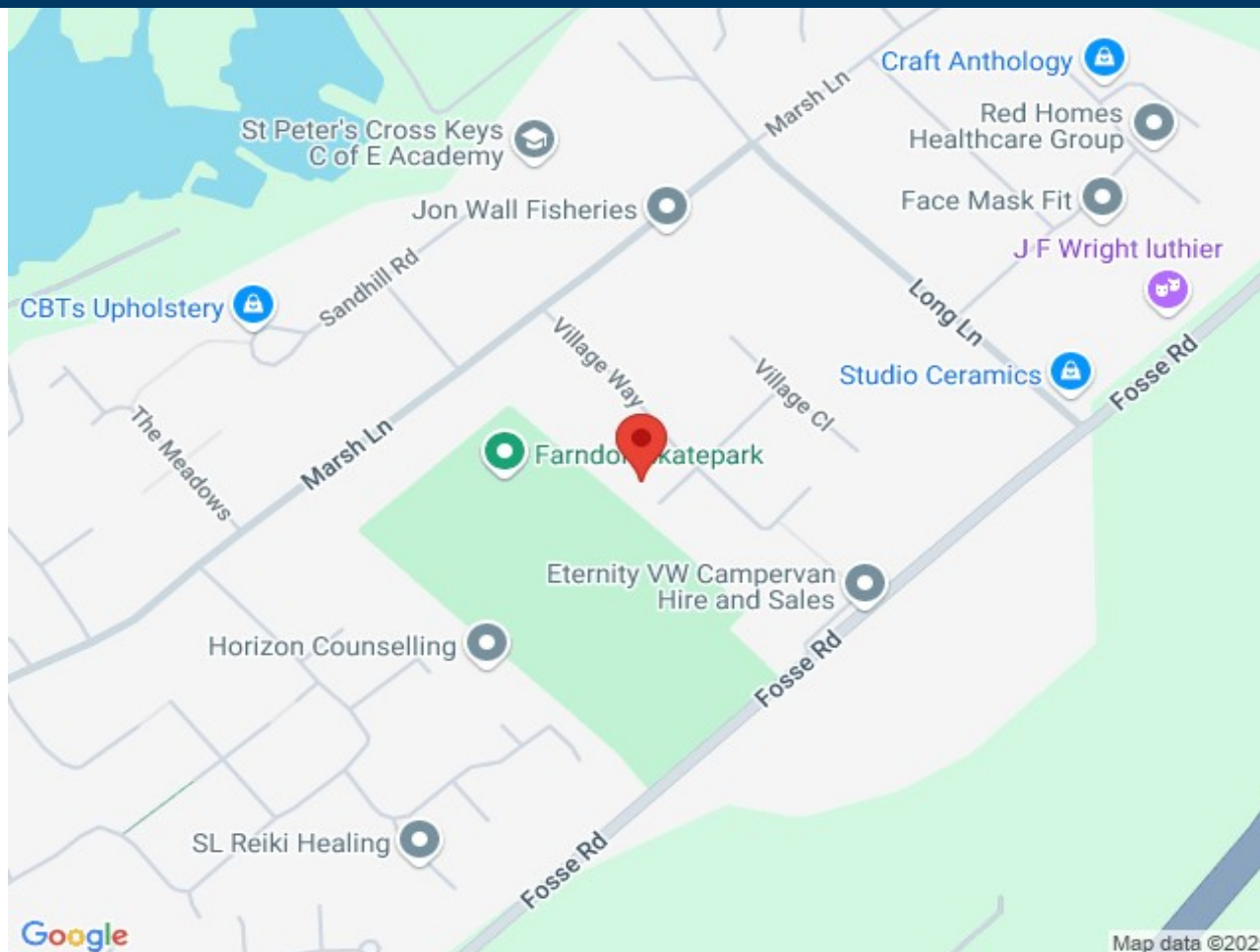
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, 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



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+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

