



Chestnut Grove, Farndon



Guide Price £250,000 to £260,000



Key Features

- Extended Detached Home
- Three Double Bedrooms
- Modern Shower Room & G/F WC
- Kitchen With Quartz Work Surfaces
- Lounge & Dining Room
- Enclosed Private Rear Garden
- No Chain
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN. Occupying a delightful tucked away position in a quiet cul-de-sac in the heart of the sought after village of Farndon, this extended detached home has been immaculately maintained and enjoys a private south-easterly facing rear garden, single garage and driveway.

The property's accommodation comprises to the ground floor: entrance hall, spacious lounge, dining room with lobby area and sliding doors to the rear garden, utility area, WC and a magnificent kitchen that has quartz work surfaces and a range of appliances to include a five-ring induction hob, electric oven and combi oven, dishwasher and fridge/freezer. The first floor has three DOUBLE bedrooms and a quality shower room.

Outside, the property is approached with a tandem driveway that provides off street parking for multiple vehicles and gives access to the single garage. The front garden also has a small lawned and gravelled area. The rear garden benefits from a wonderful degree of privacy, and has a large, paved seating area, lawned area and a variety of plants/shrubs. Other features include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'2" x 3'4" (1.3m x 1m)

Lounge 15'11" x 11'0" (4.9m x 3.4m)
maximum measurements

Lobby Area 8'9" x 6'0" (2.7m x 1.8m)

Dining Room 9'1" x 6'0" (2.8m x 1.8m)

Kitchen 10'10" x 8'4" (3.3m x 2.5m)
maximum measurements

Utility Area 6'10" x 4'11" (2.1m x 1.5m)
maximum measurements

WC 4'10" x 3'0" (1.5m x 0.9m)

First Floor Landing

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

Bedroom Two 9'10" x 9'9" (3m x 3m)

Bedroom Three 9'6" x 8'10" (2.9m x 2.7m)

Shower Room 9'5" x 6'9" (2.9m x 2.1m)

Garage 16'8" x 8'1" (5.1m x 2.5m)
maximum measurements



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

FURTHER 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

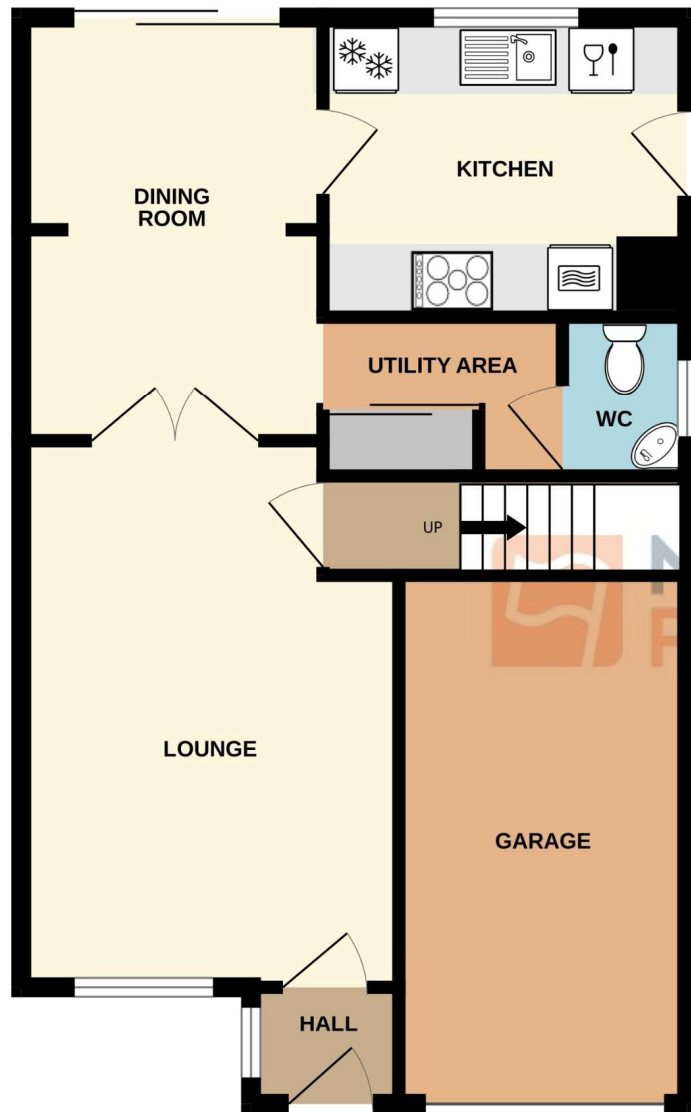
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

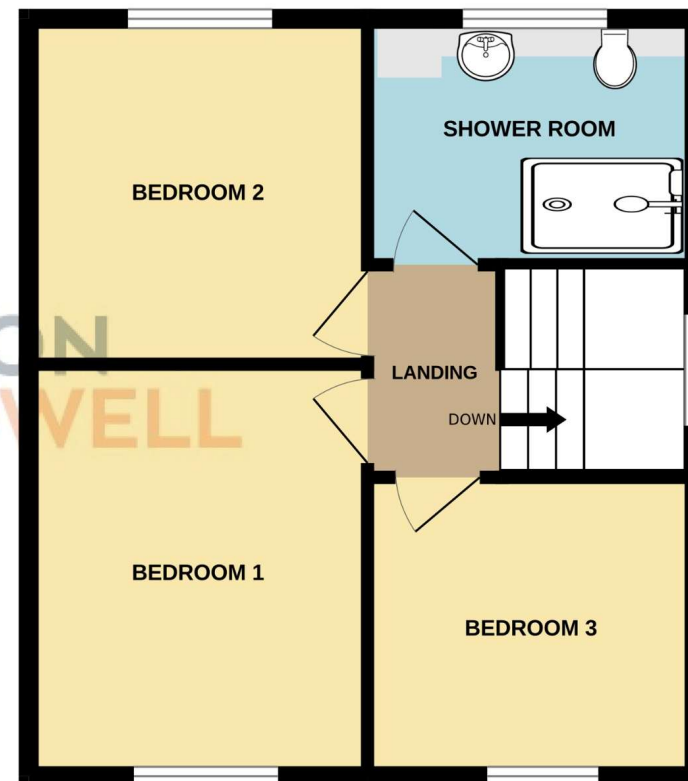
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

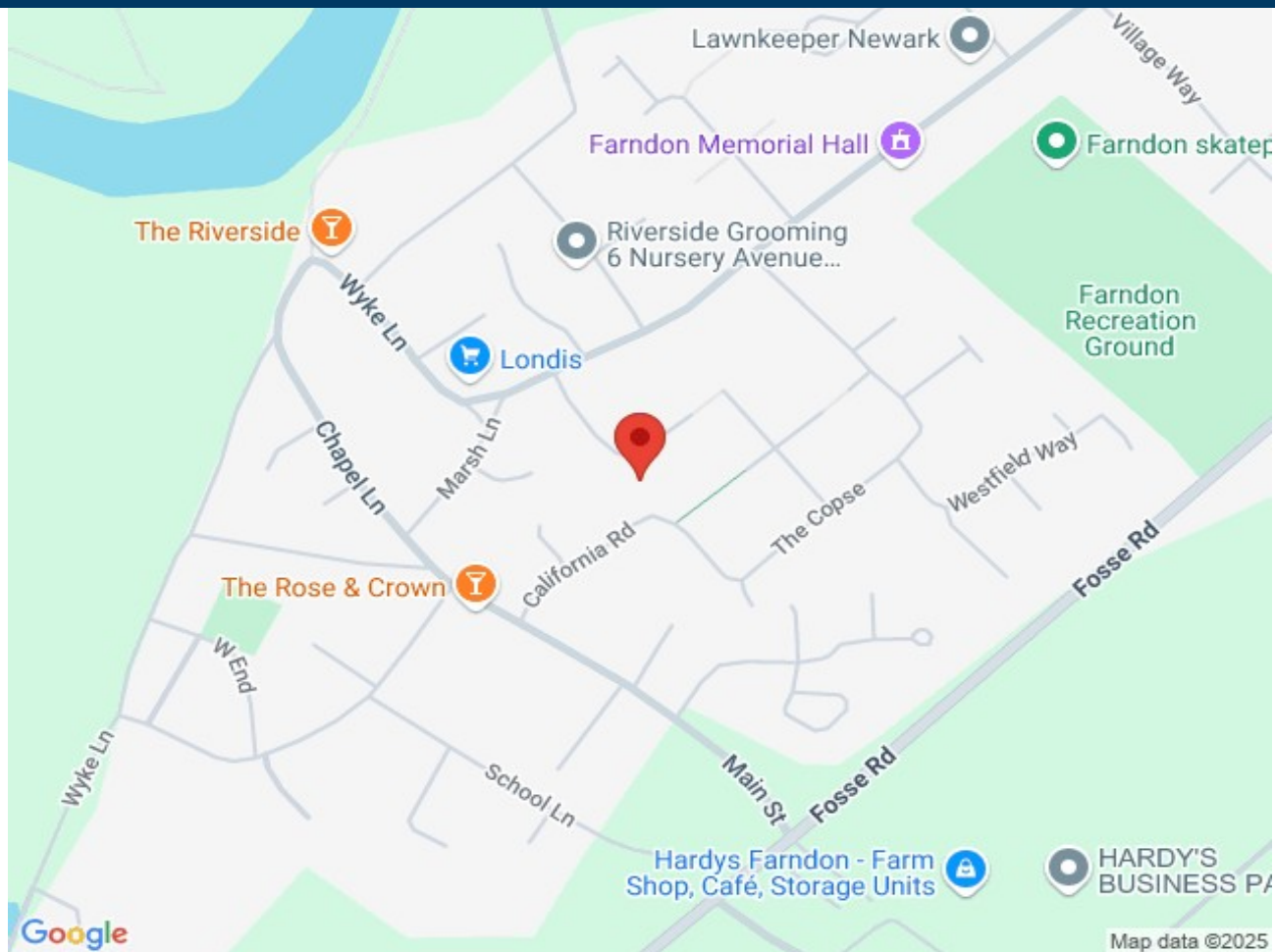


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		