



Farndon Road, Newark



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Guide Price £260,000 to £265,000



Key Features

- Modernised Semi Detached Home
- Three Bedrooms
- F/F Shower Room & G/F WC
- Gorgeous Breakfast Kitchen
- Open Plan Lounge/Diner
- Variety Of Outbuildings
- No Chain
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN Beautifully modernised throughout by the current owner across the last few years, this immaculate semi-detached home falls within walking distance of Newark town centre, whilst also boasting superb access to the A46 with connections to Nottingham and Lincoln. This home enjoys a deceptive plot, with a gravelled driveway to front as well as a generous rear garden, benefiting from a variety of useful outbuildings.

The property has undergone significant renovation to include a full re-wire, re-plastered, fully insulated to modern standards, new radiators, new floor coverings, gable end fully re-pointed, new kitchen and first floor shower room. The accommodation comprises: porch entrance hallway, wonderful open plan lounge/diner, stunning breakfast kitchen with appliances to include a five-ring induction hob, electric oven and combi oven, integrated dishwasher, washing machine and fridge/freezer, ground floor WC, and to the first floor there are three well-proportioned bedrooms with a luxurious four piece shower room suite.

Outside, this home is approached with a gravelled driveway that provides off street parking for a minimum of 2/3 vehicles, with side gated access which opens through to the rear garden. The initial rear garden benefits from a further gravelled area with access to the outbuildings, which include a detached garage/store, garden store and brick store. The garden then extends through to a generous lawned area with a variety of plants/shrubs, small pond and a useful working garden area which includes a greenhouse. Other features include gas central heating, underfloor heating to the kitchen and WC, and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, **UNDER THE VIRTUAL TOUR TAB** on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes **FURTHER MATERIAL INFORMATION**, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Porch 3'0" x 2'5" (0.9m x 0.7m)

Entrance Hall 13'3" x 3'0" (4m x 0.9m)

Lounge 11'9" x 10'11" (3.6m x 3.3m)

Dining Room 12'1" x 11'9" (3.7m x 3.6m)

Breakfast Kitchen 18'4" x 8'4" (5.6m x 2.5m)

Ground Floor WC 4'7" x 3'3" (1.4m x 1m)

First Floor Landing

Bedroom One 15'4" x 11'3" (4.7m x 3.4m)

Bedroom Two 15'2" x 8'6" (4.6m x 2.6m)
maximum measurements



Bedroom Three 9'5" x 6'2" (2.9m x 1.9m)

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

Garage/Store 17'11" x 9'5" (5.5m x 2.9m)

Garden Store 15'0" x 5'5" (4.6m x 1.7m)

Brick Store 5'11" x 3'6" (1.8m x 1.1m)

Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

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.



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.

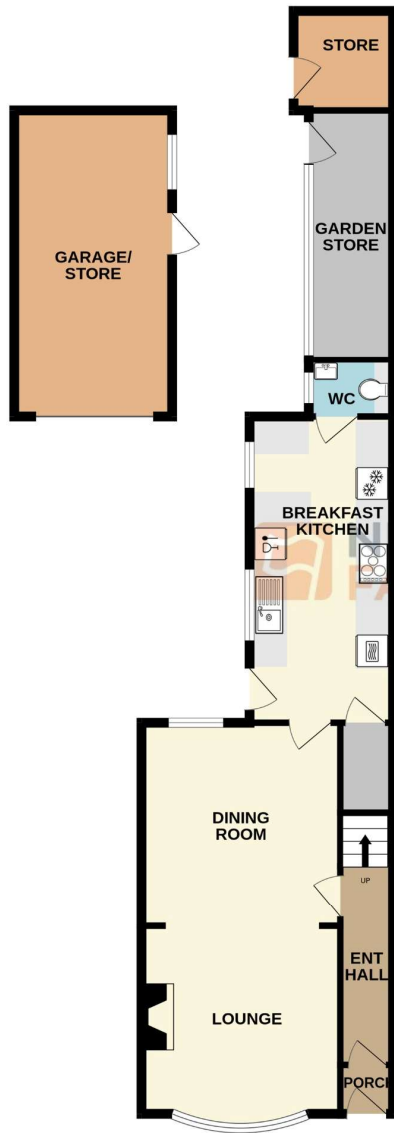
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

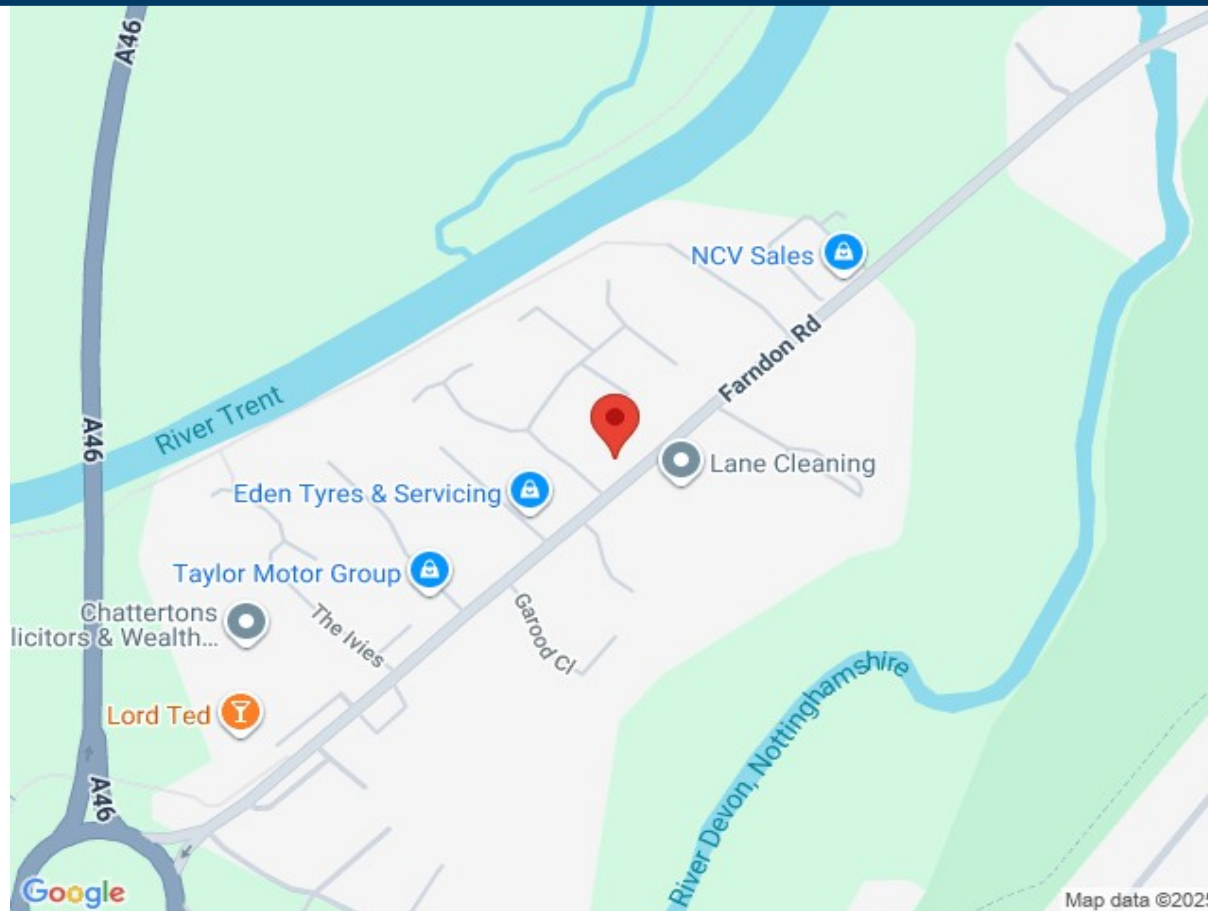


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

