



Long Lane, Farndon



Guide Price £475,000 to £500,000



Key Features

- Substantial Detached Bungalow
- Three/Four Double Bedrooms
- Ensuite & Walk In Wardrobe
- Four Piece Family Bathroom Suite
- Generous Lounge & Living/Dining Kitchen
- Attractive Landscaped Gardens
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





Individually designed and built, this magnificent, detached bungalow enjoys a delightful and secluded position in the heart of the sought after village of Farndon, and benefits from substantial versatile accommodation suiting a variety of needs as well as a large detached double garage, attractive private landscaped gardens and underfloor heating throughout.

The property's immaculate accommodation comprises: entrance porch, wonderful inviting L-shaped entrance hallway with useful cloak cupboard, magnificent dual aspect lounge with two sets of French doors opening to the garden, large open plan living/dining kitchen with another set of French doors to the rear garden, central island and a range of appliances to include a range cooker, integrated fridge/freezer, further freezer and dishwasher. A door leads through to the utility room and boiler room. Back from the hallway, there is access to the large four-piece bathroom suite, and four double bedrooms, one of which is currently being used as a sitting room and the main bedroom having a four-piece ensuite bathroom suite and a walk-in wardrobe.

Outside, the bungalow is approached with a private block paved driveway that is initially shared with the adjoining property at no.3 Long Lane but extends down to provide ample off-street parking with a further gravelled area and access to the large detached double garage. The garage has an electric door, personnel door to the side as well as power and lighting. Gardens can be found to both sides of the bungalow, all equally private and beautifully landscaped with lawned areas, gravelled areas, variety of mature plants/shrubs and a delightful paved entertaining area. Other

features of this home include UPVC double glazing and underfloor gas fired heating.

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.

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.





ACCOMMODATION - Rooms & Measurements

Entrance Porch 4'11" x 3'1" (1.5m x 0.9m)

Entrance Hall 27'11" x 6'1" (8.5m x 1.9m)
majority measurements

WC 6'3" x 3'3" (1.9m x 1m)

Lounge 21'2" x 19'9" (6.5m x 6m)
maximum measurements

Dining Kitchen 19'11" x 19'4" (6.1m x 5.9m)

Utility Room 9'4" x 6'2" (2.8m x 1.9m)

Boiler Room 6'3" x 5'5" (1.9m x 1.7m)

Bedroom One 23'7" x 14'0" (7.2m x 4.3m)
maximum measurements

Walk-In Wardrobe 8'4" x 6'10" (2.5m x 2.1m)

Ensuite Bathroom 11'9" x 9'11" (3.6m x 3m)
maximum measurements

Bedroom Two 14'8" x 12'11" (4.5m x 3.9m)

Bedroom Three 14'0" x 11'11" (4.3m x 3.6m)

Bedroom Four/Sitting Room 18'3" x 13'3" (5.6m x 4m)
maximum measurements

Bathroom 14'9" x 7'6" (4.5m x 2.3m)

Large Double Garage 25'4" x 20'5" (7.7m x 6.2m)



Agent's Note - Access

The property has an initial shared driveway access with the adjoining bungalow.

Services

Mains gas, electricity, water and drainage are connected.

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.

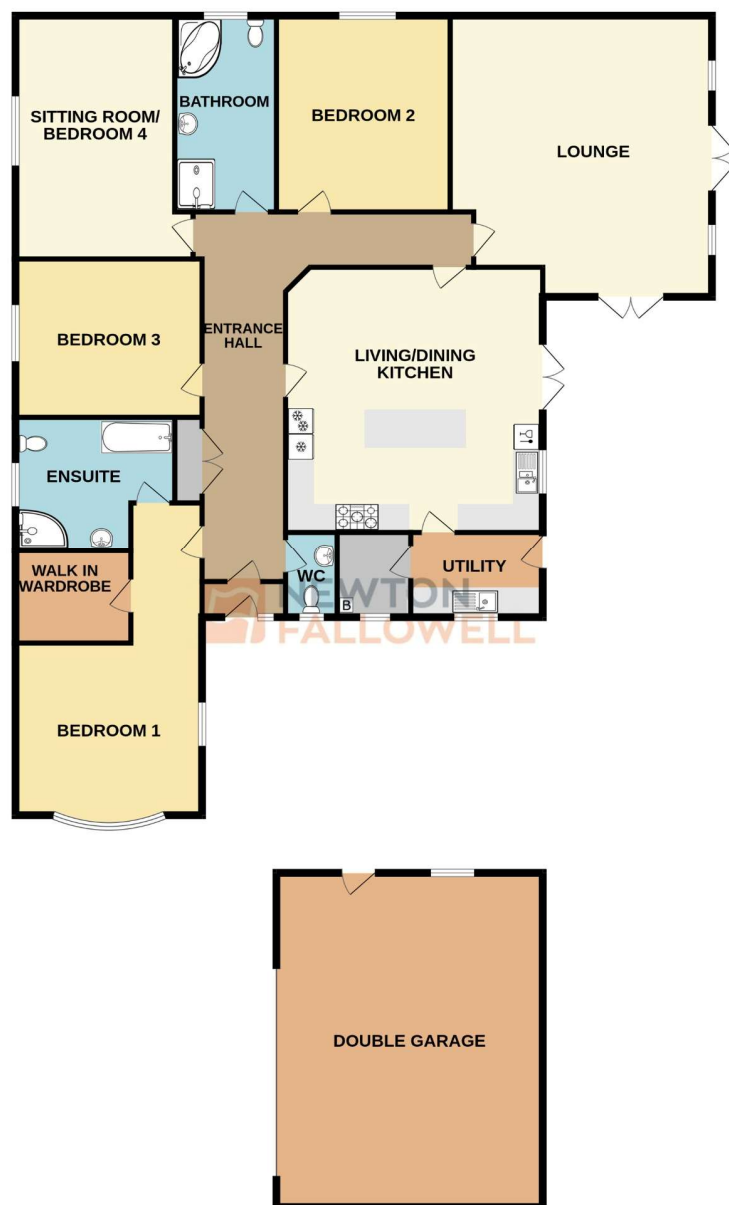
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

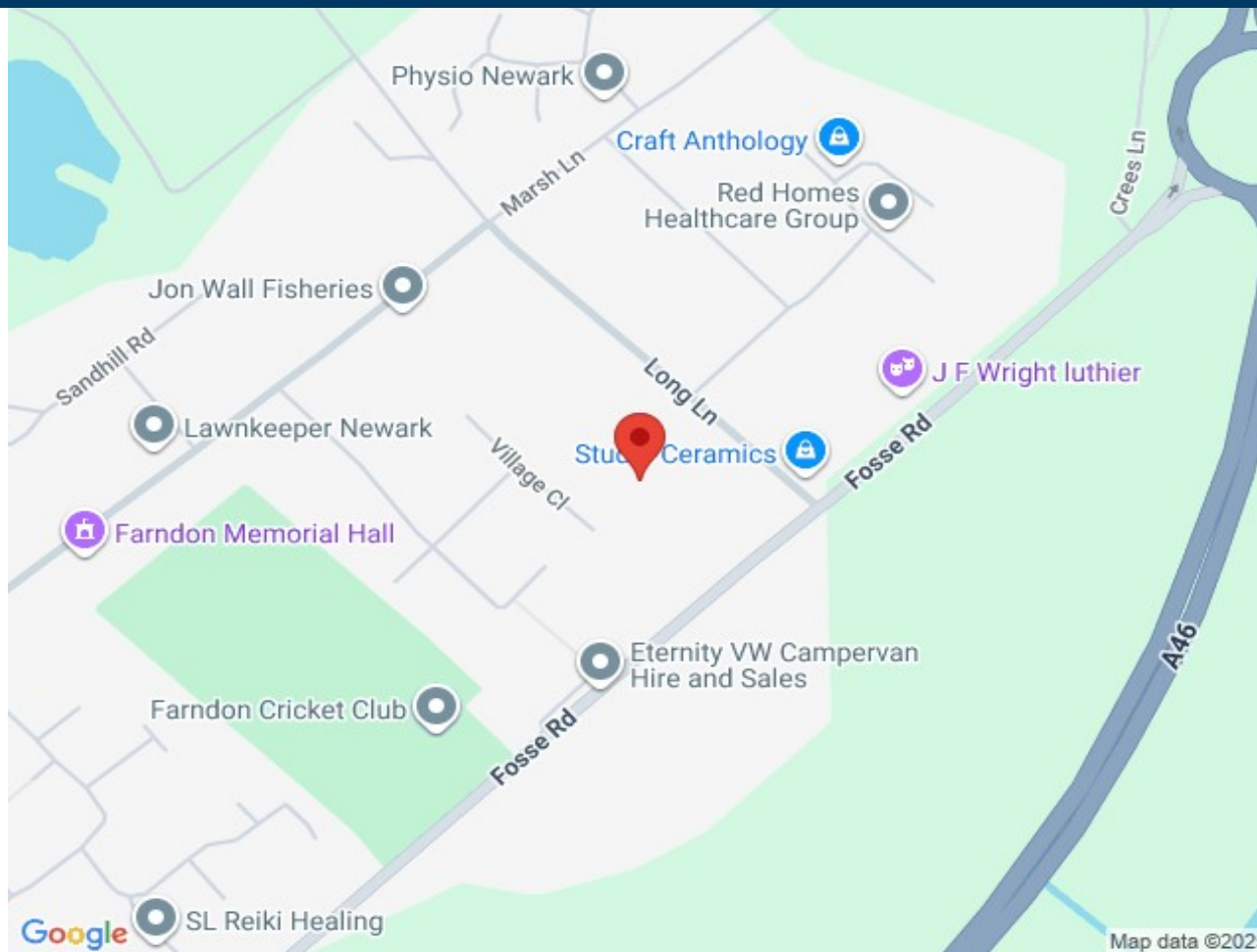
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		