



Linton Close, Farndon



3



1



2

Asking Price £230,000



Key Features

- Extended Semi Detached Home
- Three Bedrooms
- Quality Ground Floor Bathroom
- Cosy Lounge
- Kitchen & Large Garden Room
- Extensive Enclosed Rear Garden
- Versatile Detached Outbuilding
- Council Tax Band: B
- EPC Rating: tbc
- Tenure: Freehold





Ideally positioned within a popular residential area in the sought after riverside village of Farndon, this EXTENDED traditional semi-detached home is tastefully presented making this a home ready to move straight into. The property boasts an extensive rear garden with a versatile outbuilding and falls within easy access to a range of amenities, idyllic riverside walks and ease of access onto the A46, A1 and to Newark Town Centre. The property's accommodation comprises: entrance hall with an archway opening to a cosy lounge, kitchen with provision for a gas range cooker, magnificent garden room with vaulted ceiling and French doors to the rear garden, and the ground floor is completed with a luxurious family bathroom suite that has recently been replaced. The first floor enjoys three well-proportioned bedrooms.

Outside, this home has potential for off street parking with a driveway leading down to the side of the property. The rear garden is generous in its size and been landscaped to include a large paved entertaining area, extensive lawned area and a delightful detached insulated outbuilding that has power and light connected and currently provides space for a home gym but could be utilised for a variety of purposes. Other features of this home include a new roof on the property within the last 5 years, gas central heating (boiler replaced in 2019) and UPVC double glazing throughout.

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 Hall 5'10" x 5'1" (1.8m x 1.5m)

Ground Floor Bathroom 7'4" x 5'8" (2.2m x 1.7m)

Lounge 13'0" x 11'11" (4m x 3.6m)

Kitchen 15'0" x 7'11" (4.6m x 2.4m)

Garden Room 15'4" x 12'0" (4.7m x 3.7m)

First Floor Landing

Bedroom One 13'4" x 10'9" (4.1m x 3.3m)

Bedroom Two 11'11" x 7'10" (3.6m x 2.4m)

Bedroom Three 9'5" x 6'11" (2.9m x 2.1m)

Detached Outbuilding 13'5" x 7'5" (4.1m x 2.3m)

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.

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



