

## Holmefield, Farndon NG24 3TZ



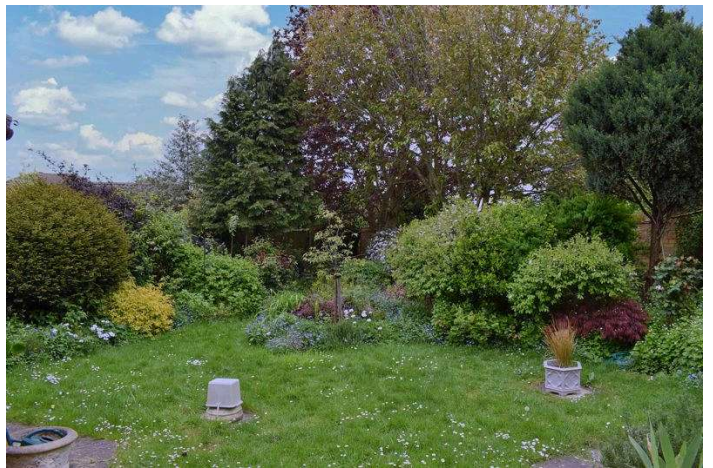
**GUIDE PRICE £250,000 to £260,000.** A spacious three bedroom bungalow in a quiet cul-de-sac offered for sale with NO CHAIN. In addition to the bedrooms, the property has an open plan lounge/diner, an excellent sized kitchen and a large shower room. There is a hard landscaped garden to the front, an enclosed rear garden, off road parking and a single garage. The property is double glazed and has gas central heating.

**Guide Price £250,000 to £260,000**













### Situation and Amenities

Farndon itself provides a good range of local amenities including popular Primary school, shop, Marina with riverside walks and well regarded restaurants and public houses. Farndon is approximately 3 miles from Newark, which has excellent shopping facilities with major retail chains and supermarkets including Waitrose, Asda, Morrisons and M & S food. Newark has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes. The A1 trunk road runs south of Balderton and provides excellent road communications to the north and south of the country.

### Accommodation

Upon entering the front door, this leads into:

#### Entrance Porch

This small entrance porch has a door leading into the kitchen.

#### Kitchen 11' 10" x 11' 7" (3.60m x 3.53m) (at widest points)

This fabulous sized kitchen has a bow shaped window to the front elevation and a door leading into the lounge/diner. Also from here is access through to the inner hallway. The kitchen is fitted with an excellent range of base and wall units, complemented with solid wood work surfaces and tiled splash backs. There is a Belfast sink, an integrated dishwasher, space for a free standing gas cooker with extractor hood above, and further space for a vertical fridge/freezer. The central heating boiler is located here. The kitchen is of sufficient size to accommodate a small dining table and has laminate flooring, two ceiling light points and a radiator. A door leads into the utility cupboard.

#### Utility Cupboard

This most useful cupboard has a window to the front elevation, space and plumbing for a washing machine, and provides additional storage.

#### Lounge/Diner 19' 7" x 18' 10" (5.96m x 5.74m) (at widest points)

This large 'L' shaped reception room is informally divided, with the dining area (9'10" x 6'8") being close to the kitchen, and the lounge area (18'10" x 12'0") having a window to the rear elevation, and sliding patio doors that provide access out to the garden. The focal point of the lounge is the brick built fireplace with log burning effect gas fire. The room also has wood laminate flooring, cornice to the ceiling, three ceiling light points and two radiators.

#### Inner Hallway

The inner hallway has doors into all three bedrooms and the shower room. The airing cupboard and access to the loft space are located here. The hallway has the same flooring that flows through from the kitchen, a ceiling light point and a radiator.

#### Bedroom One 10' 0" x 9' 7" (3.05m x 2.92m) (excluding door recess)

A double bedroom with a window to the rear elevation overlooking the garden. This bedroom has a fitted double wardrobe with sliding mirror doors, wood laminate flooring, a ceiling light point and a radiator.

#### Bedroom Two 9' 6" x 8' 5" (2.89m x 2.56m)

A further double bedroom having a window to the rear elevation, a ceiling light point and a radiator.

#### Bedroom Three 10' 2" x 6' 4" (3.10m x 1.93m) (including door recess)

A single bedroom or home office with a window to the front elevation, a ceiling light point and a radiator. There is also a useful fitted storage cupboard.

#### Shower Room 10' 3" x 9' 6" (3.12m x 2.89m) (at widest points)

This excellent sized shower room has an opaque window to the rear and is fitted with a double width walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has ceramic floor and wall tiling, both wall and ceiling light points, and a heated towel rail.

### Outside

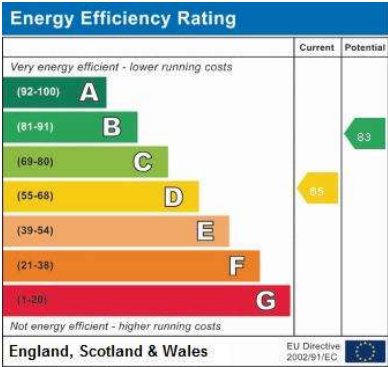
To the front of the property is a hard landscaped garden for ease of maintenance, adjacent to which is the driveway which provides off road parking and in turn leads to the garage.

**Garage** 17' 7" x 7' 6" (5.36m x 2.28m)

The garage has an electric up and over door and is equipped with mains power and lighting.

**Rear Garden**

Access to the rear garden is via a shared passageway. The fully enclosed rear garden is of an excellent size and comprises predominantly of a lawn edged with well stocked borders containing a vast array of mature shrubs, plants and trees. There is a timber summerhouse and a garden shed, both of which are included within the sale.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

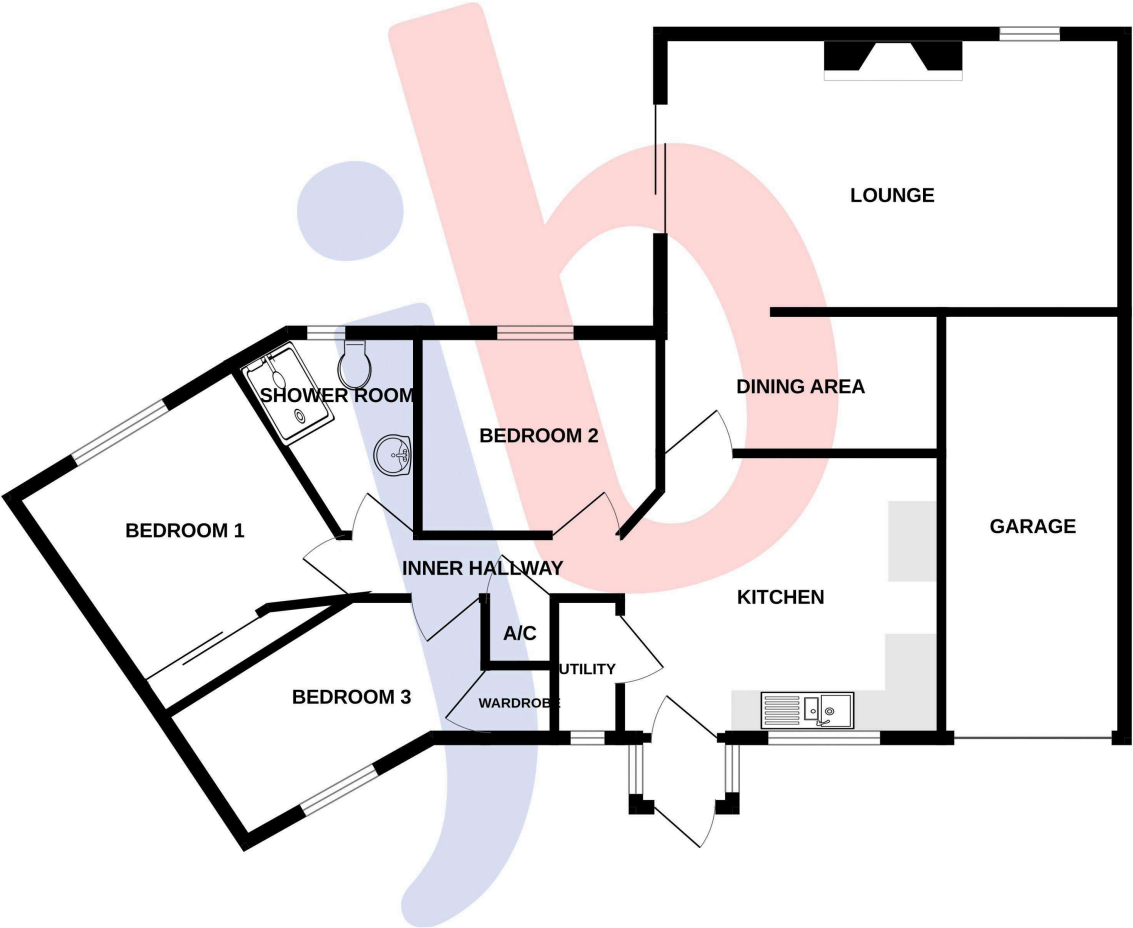
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006957 25 February 2025



GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.  
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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