

Cross Lane, Farndon NG24 3SH



GUIDE PRICE: £260,000 to £270,000. An excellent sized two bedroom (formerly three) detached bungalow situated in this highly sought after residential area and available for purchase with NO CHAIN. In addition to the TWO DOUBLE BEDROOMS, the property has a lounge/diner, fitted kitchen, recently installed wet room and conservatory. There is off road parking, a single garage and an enclosed garden. Double glazing and gas central heating are installed.

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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

The upvc entrance porch has opaque windows to three aspects, and a further door into the lounge/diner.

Lounge/Diner 22' 2" x 18' 10" (6.75m x 5.74m) (at widest points)

This large 'L' shaped room has two windows to the front elevation with bespoke fitted blinds, French doors leading through to the conservatory, a door into the kitchen and a further door into the inner hallway. The focal point of the lounge/diner is the fireplace with living flame gas fire inset. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture and has cornice to the ceiling, three ceiling light points and two radiators.

Kitchen 10' 6" x 8' 10" (3.20m x 2.69m)

The kitchen has a window to the side elevation and a half glazed door providing access out to the side of the property. The kitchen is fitted with a range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven and a washing machine. There is also a ceramic hob with extractor hood above, a small breakfast bar and space for a vertical fridge/freezer. The kitchen has cornice to the ceiling and a ceiling light point.

Conservatory 17' 6" x 7' 1" (5.33m x 2.16m)

The conservatory is of dwarf brick wall construction with a upvc frame. There are windows to the side elevation and patio doors that lead out to the rear garden. A personnel door provides access into the garage. The conservatory has power and wall light points.

Inner Hallway

The inner hallway provides access to both bedrooms and the wet room and has a ceiling light point. Access to the loft space is obtained from here. Located off the inner hallway is an open plan study area.

Study Area 8' 5" x 5' 10" (2.56m x 1.78m)

The study area (formerly a third bedroom) has a window looking through into the conservatory, a ceiling light point and a radiator.

Bedroom One 13' 0" x 10' 6" (3.96m x 3.20m)

An excellent sized double bedroom with a window to the side elevation. The bedroom has a range of fitted bedroom furniture including wardrobes, chests of drawers and dressing table. There is a ceiling light point and a radiator installed.

Bedroom Two 11' 1" x 9' 9" (3.38m x 2.97m)

A further double bedroom with a window to the alternate side elevation. Once again this bedroom has a comprehensive range of fitted furniture including wardrobes and chests of drawers. There is a ceiling light point and a radiator.

Wet Room

This well appointed wet room is fitted with an electric shower, WC and wash hand basin. The room is complemented with ceramic wall tiling and has a ceiling light point and a radiator.

Garage 16' 7" x 7' 10" (5.05m x 2.39m)

The garage has an up and over door to the front elevation and a personnel door into the conservatory. The garage is equipped with power and lighting and the central heating boiler is located here.

Outside

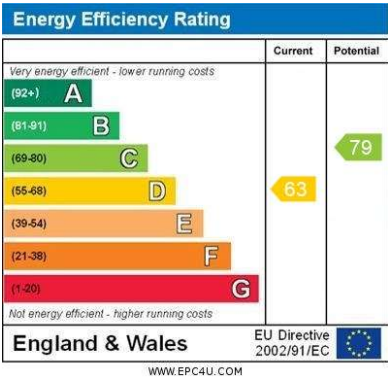
This delightful bungalow stands on a corner plot and has gardens on three sides. There is a block paved driveway which provides off road parking and in turn leads to the garage and front door. The front garden is laid to lawn edged with borders containing a variety of mature shrubs and plants. Access either side of the bungalow leads to the rear garden.

Rear Garden

The rear garden contains a number of mature shrubs and plants and has a hard landscaped seating area. Agents note: there is a purpose built inclined ramp around the side of the property leading to the French doors in the conservatory.

Council Tax

The property is in Band C.



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.

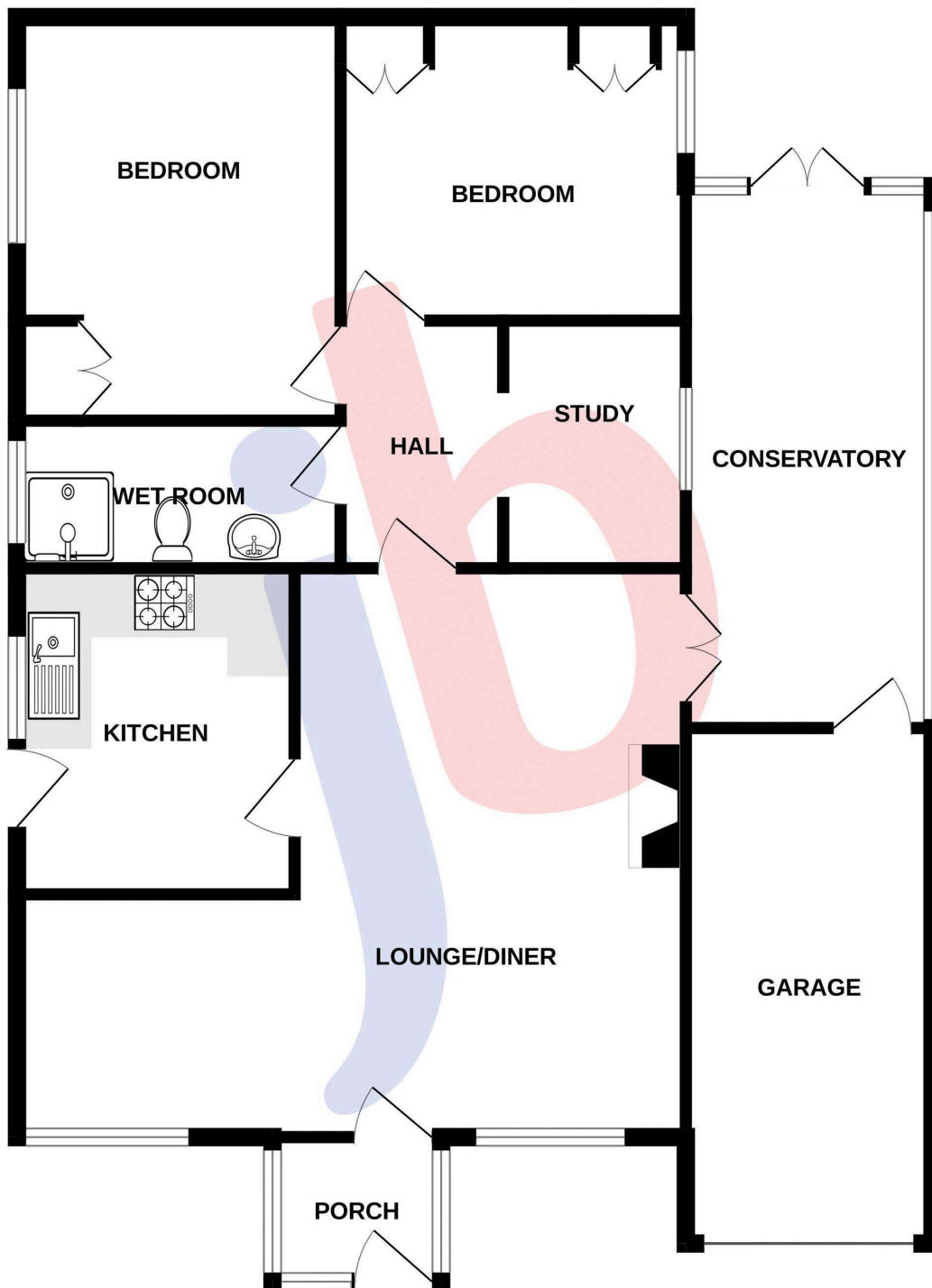
Services/Referral Fees

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. 00007260 24 April 2025



GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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