



'Laurel Bank' Far Back Lane Farnsfield Newark NG22 8DZ





**A** deceptively spacious and well appointed 3 bedroom, 3 reception room extended detached chalet style bungalow with the added benefit of two additional first floor converted loft rooms. The well planned internal layout (see floor plan) will appeal to both families and couples alike with potential to use the rear extension as a separate annexe, home office, gym or guest suite. The property is situated on a superb mature plot with a delightful private rear garden plus generous driveway parking and garage to the front. Other features include ground floor family bathroom, separate shower room, utility room, attractive breakfast kitchen and solar panels. The location is very convenient being only a few minutes walk to all of Farnsfield's numerous facilities and amenities, including St Michaels primary school, tennis and bowls club, village park, the Southwell Trail nature reserve, doctors surgery, pharmacy, and numerous independent shops and eateries. It is also conveniently located for the historic minster town of Southwell, Newark (with commuter station to London Kings Cross) and bus route to Nottingham city centre. Viewing strongly recommended.

**£455,000 Freehold**

Gas central heating / all main services / solar panels / council tax band D

Viewing through Jonathan Fitzpatrick Village & Country Homes  
64 Main Street Farnsfield NG22 8EF

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Kitchen Breakfast room



Lounge/dining room



Utility room







**Bedroom 1**



**Bathroom**



**Bedroom 2**



**Bedroom 3**



**Shower room**



**Bedroom 3**





Loft room



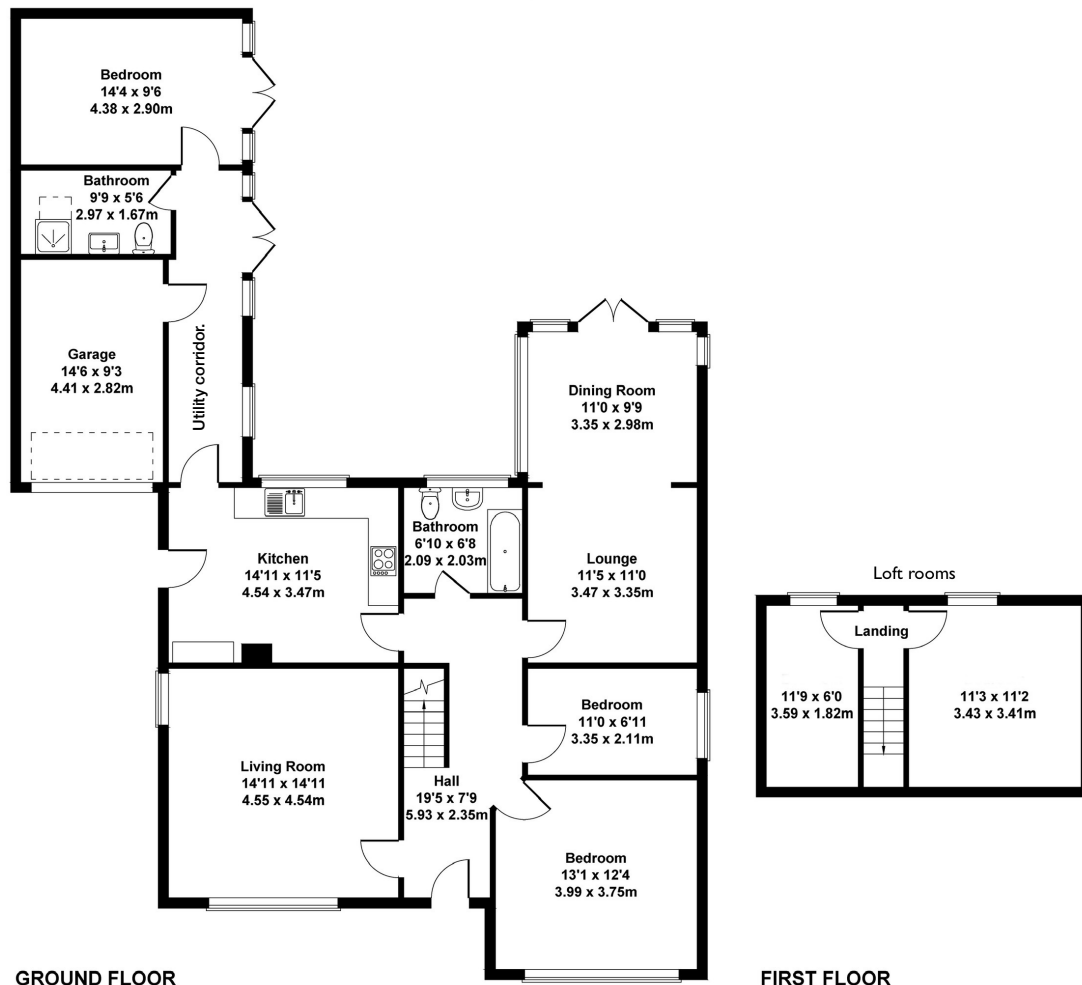
Loft room 2





# Laurel Bank, Far Back Lane, Farnsfield, NG22 8JX

Approximate Gross Internal Area  
1754 sq ft - 163 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## Energy performance certificate (EPC)

Laurel Bank  
Far Back Lane  
Farnsfield  
NEWARK  
NG22 8JX

Energy rating  
**E**

Valid until: 29 October 2033

Certificate number: 9340-2726-7300-2627-4135



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements