



**JF**

Jonathan|Fitzpatrick  
VILLAGE & COUNTRY HOMES

**‘Kelso’ Far Back Lane Farnsfield NG22 8JX**

Guide £559,950 - £575,000 Freehold

Tel 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)  
Visit [jfea.co.uk](http://jfea.co.uk)

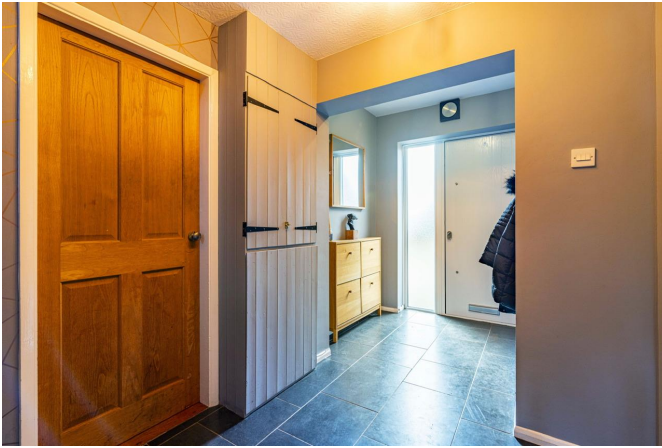
A rare opportunity to acquire an outstanding 4 bedroom, 6 reception room detached family home, centrally located within the village, but occupying a magnificent non-estate position, off Far Back Lane. The property is approached via a long driveway and surrounded by mature private gardens to all sides.

The ground floor accommodation is particularly spacious and very adaptable and provides additional potential to extend, subject to planning consent. Features of note include stunning front lounge with large feature bay window, study, games room, sitting room, dining room, family room, fitted kitchen and downstairs cloakroom/w/c. The first floor also features en suite shower room to the master bedroom and a modern family bathroom. Outside, there is an attractive covered side decking/entertaining area, plus garage and ample driveway parking. *Please note* - Interested parties should be in proceedable buying positions.

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve.











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Council tax band F

Flood Risk : Very Low

Gas central heating / double glazing / all mains services

Viewing by appointment through

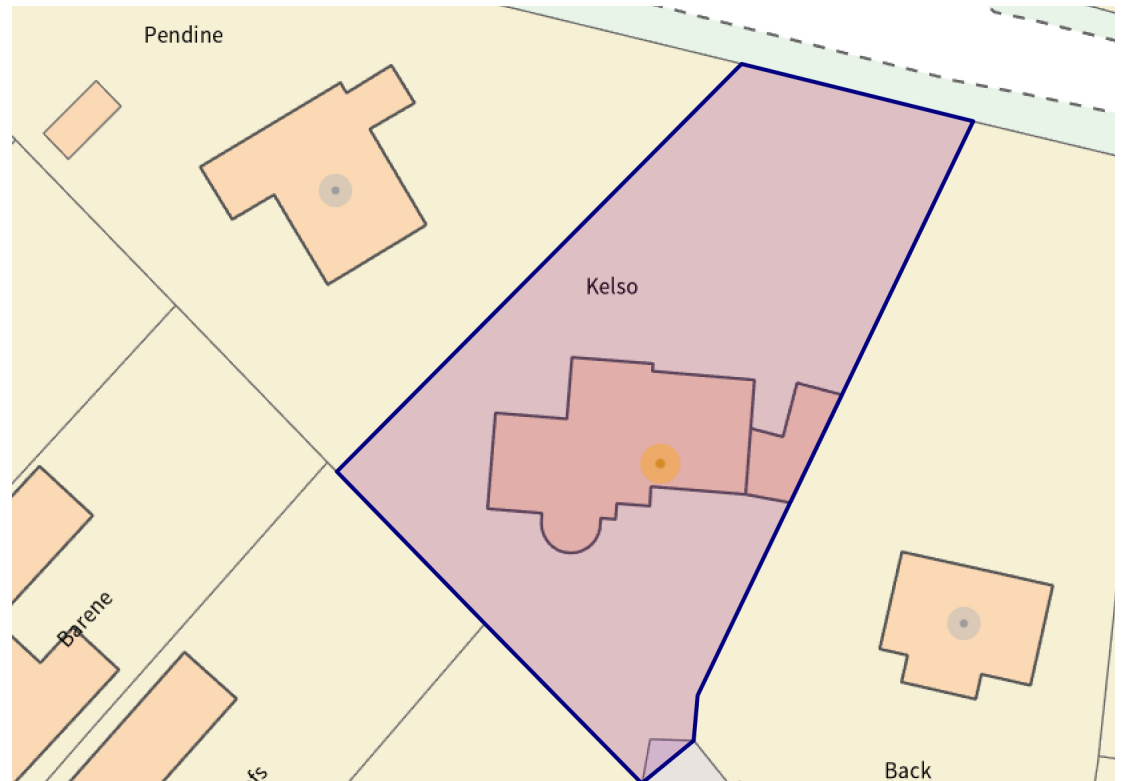
JFVillage & Country Homes

64 Main Street Farnsfield NG22 8EF

Telephone 01623 392676

Email : [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

Web : [jfea.co.uk](http://jfea.co.uk)

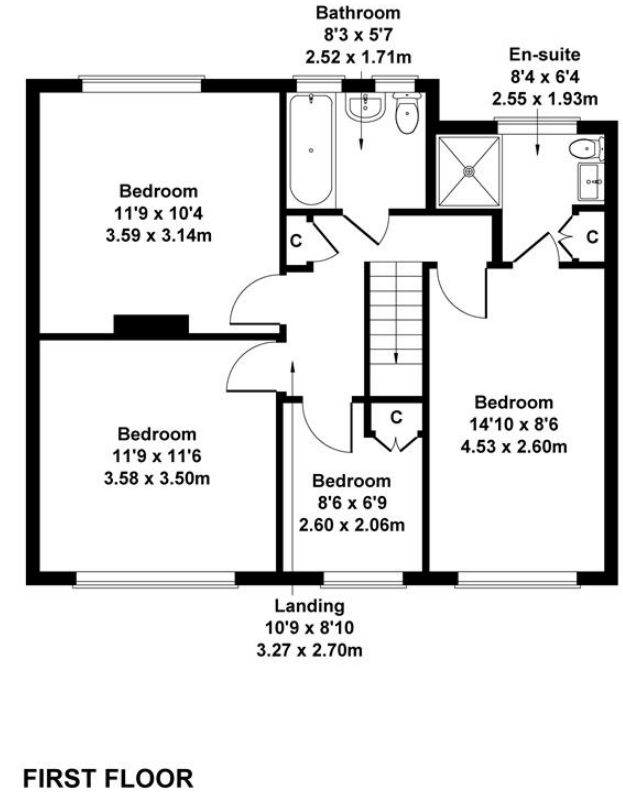
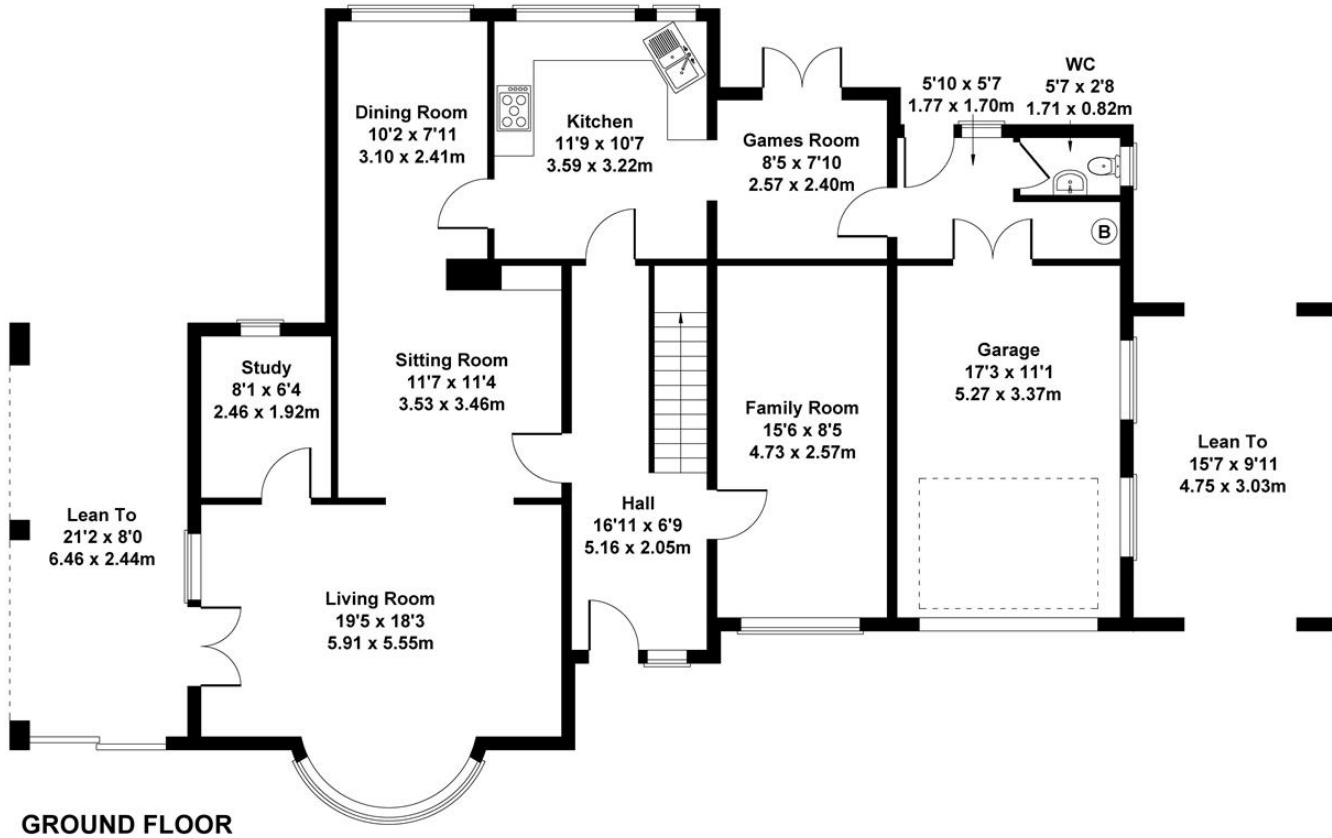


## Energy performance certificate (EPC)

Kelso Far Back Lane Farnsfield NEWARK NG22 8JX	Energy rating <b>C</b>	Valid until: 26 March 2034 Certificate number: 6334-5327-4300-0886-6222
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# Kelso, Far Back Lane, Farnsfield, NG22 8JX

Approximate Gross Internal Area  
1927 sq ft - 179 sq m  
(Excluding Lean To)



Not to Scale. Produced by The Plan Portal 2024  
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