



Chapel Lane | | Farnsfield | NG22 8JP

£315,000

**JF**

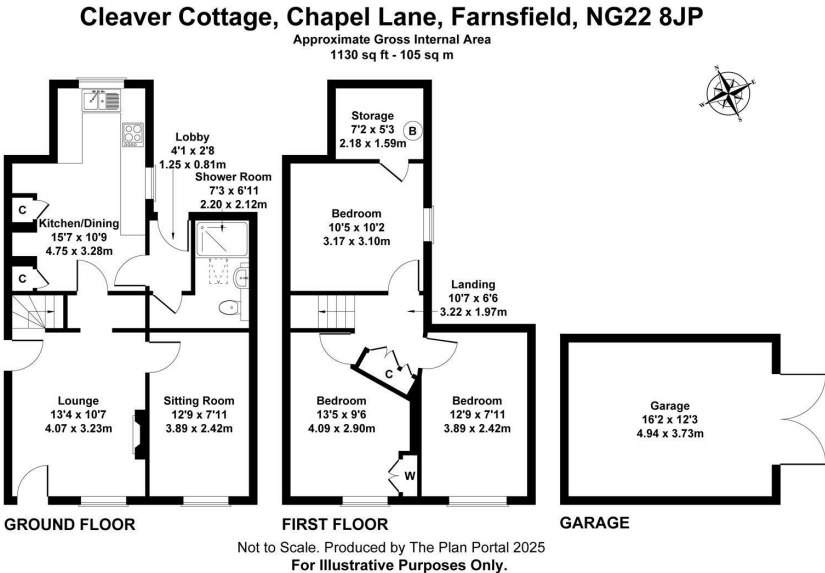
Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



# Chapel Lane | Farnsfield | NG22 8JP £315,000

This charming 3 bedroom, 2 reception room semi-detached cottage offers an attractively modernised interior combined with period character and appreciable charm. The accommodation offers far more space than first impressions suggest. Two inviting reception rooms provide warm, flexible living areas, each with exposed beams and original features that quietly remind you of the home's heritage. The re-fitted breakfast kitchen is light, practical and perfect for informal dining, while a downstairs shower room/wc adds everyday convenience. Outside, a (shared access) gravel drive leads to a large newly built detached garage — a rare advantage in this part of the village. The cottage also enjoys a small manageable rear garden area, ideal for those wanting outdoor space without heavy upkeep. With no onward chain, a strong sense of character, and a location that's hard to beat, this is an opportunity to secure a lifestyle home right in the heart of Farnsfield.No onward chain.

- Attractive character cottage in prime village location close to shops etc
  - Newly fitted breakfast kitchen
  - Large newly built detached garage to the rear
  - No onward chain
- 3 bedrooms, 2 reception rooms
  - Downstairs shower room/wc
  - Small rear garden
  - Interested parties must be in proceedable buying positions



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>80</b> |
| (55-68) <b>D</b>                            | <b>64</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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