



Farndon Road  
Newark

MOUNT & MINSTER







# Farndon Road

Newark

A rare opportunity to acquire a newly refurbished home that enjoys modern living at it's finest while also offering flexible and easy living typical of a single-storey dwelling.

- Detached Residence
- Single-Storey Living
- Newly Refurbished
- Open-Plan Kitchen
- Three Double Bedrooms
- Beautiful Bathroom
  - Rear Garden
- Ample Private Parking
  - Excellent Location
- London Kings Cross: 1hr 15mins



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### DESCRIPTION

Sitting on the edge of this increasingly popular market town within easy reach of local amenities within walking distance and local transport links, this stunning bungalow has been modernised and renovated by the current owners, offering the discerning buyer an excellent opportunity to acquire a period home that has been brought into the 21st century. At the heart of this splendid residence is the open-plan kitchen with a large island and bar. There are bifold doors into the garden and a central lounge space. All the bedrooms are doubles and the family bathroom has both a bath and a shower.

### LOCATION

A charming market town steeped in history, Newark-on-Trent is dotted with attractive Georgian architecture, independent stores and relaxed bistros, all centralised around a cobbled market square.

Newark enjoys popular heritage sites including Newark Castle where visitors can take tours, view exhibitions or enjoy a stroll through the Victorian gardens. Other local attractions include a state-of-the-art cinema, a popular museum, art gallery and the town's notable Palace Theatre.

There is a handful of interesting independent stores and antique shops in the town centre and a number of large supermarkets also close by. Newark markets are also popular among locals and visitors alike, offering fresh organic produce, locally-caught fish and artisan gifts.







#### SCHOOLS

Newark offers several Primary, Secondary and Sixth Form establishments. The property is close to various primary schools with establishments rated Good by Ofsted including Holy Trinity Catholic Academy, Christ Church Church of England Infant & Nursery School and Mount Church of England Primary & Nursery School in close proximity. The town also has two secondary education academies.

#### OUTSIDE

The property is approached onto a large paved driveway with an in-and-out double driveway. There is side access down to the front door and the rear garden which has a fantastic outside seating space which is ideal for outdoor dining and entertaining. The rest of the garden is a blank canvas and is suitable for being seeded to re-establish a lawn since the construction work has been completed.

#### SERVICES

The property is centrally heated throughout, supplemented in some rooms with energy-efficient, low-energy infrared heating panels. Mains gas, water, drainage and electricity are all connected.

#### ENERGY PERFORMANCE

Rating: TBC

#### COUNCIL TAX

Band: B





**METHOD OF SALE**

The property is offered for sale by Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

Strictly by prior arrangement with the Agents (01476 851400).

**ADDITIONAL INFORMATION**

For further details, please contact Mount & Minster:

T: 01476 851400

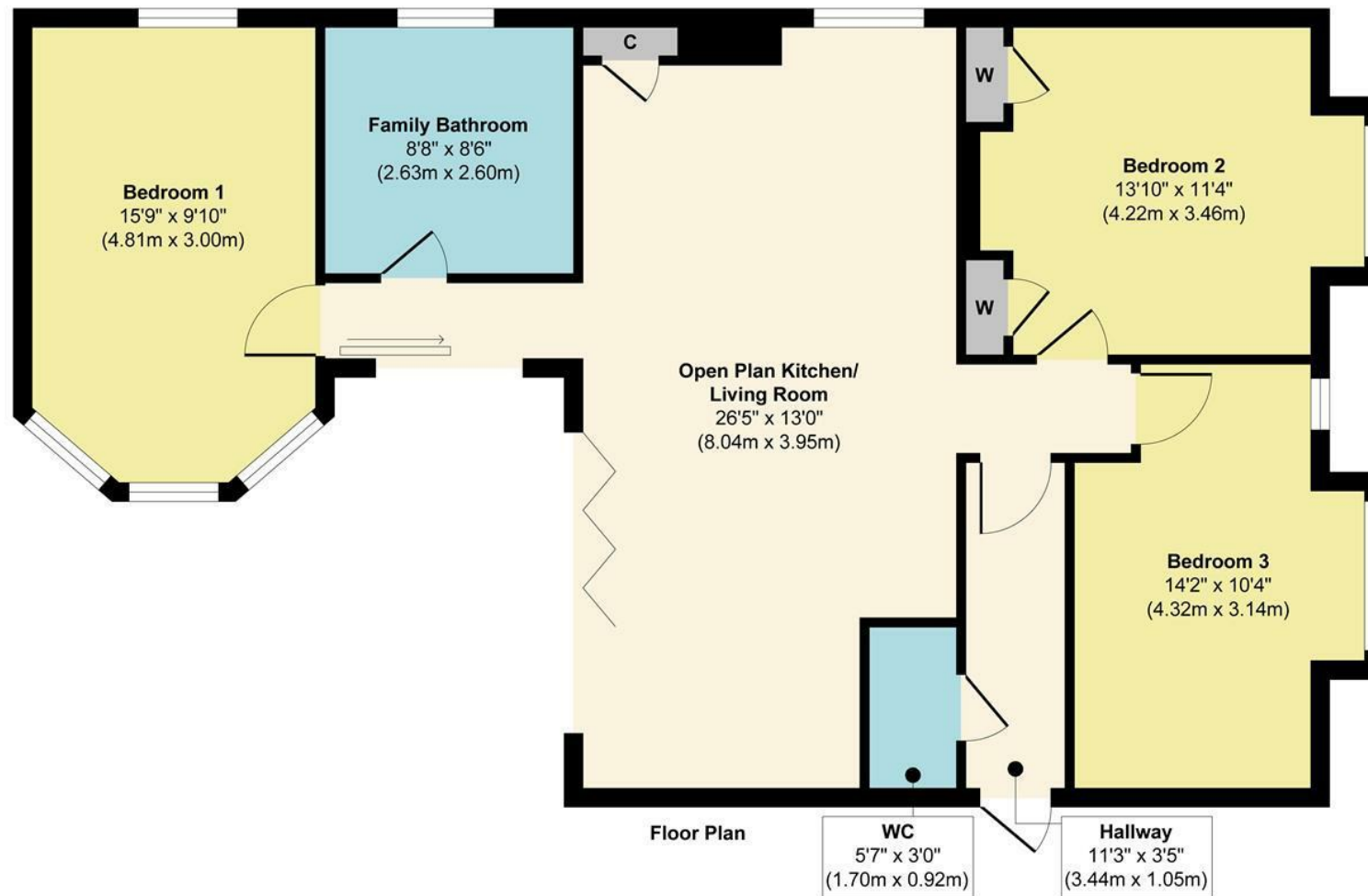
@: [info@mountandminster.co.uk](mailto:info@mountandminster.co.uk)

**BUYER IDENTITY CHECKS**

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.



## Farndon Road, Newark



**Approx. Gross Internal Floor Area 941 sq. ft / 87.45 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



