



Linton Close, Farndon Newark NG24 4TQ

welcome to

Linton Close, Farndon Newark

This semi-detached family home ideally located in the sought after village of Farndon with excellent links to the A46/A1 and into Newark town centre. Briefly offering two reception rooms, kitchen/diner, downstairs wet room, three bedrooms, driveway and a rear enclosed garden.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance hall with stairs rising to the first floor and radiator.

Living Room

13' 2" max x 11' 11" max (4.01m max x 3.63m max)
Spacious living room with double glazed window to the front and radiator.

Kitchen/Diner

16' 6" max x 8' 11" max (5.03m max x 2.72m max)
A range of low and eye level units with part tiled walls, space for cooker, stainless steel sink and drainer and two radiators. The kitchen also benefits from a double glazed window to the rear and door to the side of the property.

Dining Room

13' 11" x 11' (4.24m x 3.35m)
Separate dining room with double glazed window to the front, radiator and uPVC sliding patio doors leading out to the rear.

Cloakroom/Wet Room

Downstairs wet room with fully tiled floor and walls, WC, wash hand basin, walk in shower, radiator and obscured double glazed window to the side.

First Floor

Landing

First floor landing with double glazed window to the side, access into all three bedrooms and loft hatch.

Bedroom One

13' 1" excluding wardrobe x 8' 11" (3.99m excluding wardrobe x 2.72m)
A spacious DOUBLE bedroom with built in wardrobes, radiator and double glazed window to the front.

Bedroom Two

13' 1" x 8' 11" max (3.99m x 2.72m max)
A further DOUBLE bedroom with radiator and double glazed window to the rear.

Bedroom Three

9' 11" max x 6' 11" (3.02m max x 2.11m)
A good sized third bedroom with radiator and built in storage cupboard housing the combi boiler.

Outside

Front Garden

The front of the property offers low level brick wall with driveway parking.

Rear Garden

The rear of the property benefits from a large enclosed garden with mainly laid to lawn with patio area.

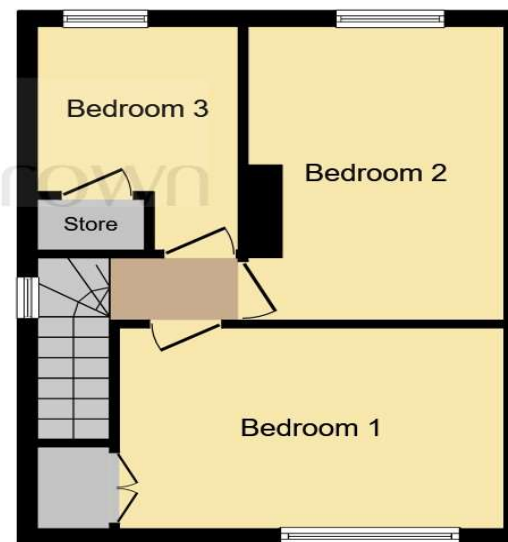


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Linton Close, Farndon Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DOWNSTAIRS WET ROOM
- TWO RECEPTION ROOMS & KITCHEN/DINER
- DRIVEWAY & LARGE REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK106238 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk