



**Farm Close, Bathley Newark NG23 6DS**



**welcome to**

**Farm Close, Bathley Newark**

**\*\*A RARE FIND\*\*** This very well-presented, semi-detached home lies in the sought after village of Bathley. Briefly comprising of three bedrooms with ensuite to master, kitchen/diner, utility and lounge. Externally the property benefits from a driveway, garage and enclosed rear garden.



**Entrance Hall**

Having wooden flooring and stairs to first floor.

**Lounge**

17' 1" x 11' 10" ( 5.21m x 3.61m )

Featuring a brick fireplace with open fire, radiator and two double glazed windows.

**Kitchen Diner**

16' x 10' 1" ( 4.88m x 3.07m )

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, one and a half bowl sink with mixer tap, double oven, extractor, integrated dishwasher, integrated wine cooler, tiled flooring, radiator, two double glazed windows and double glazed doors to the garden.

**Utility Room**

6' 1" x 6' ( 1.85m x 1.83m )

Having a stainless steel sink, plumbing for washing machine, space for fridge freezer and tiled flooring.

**WC**

Fitted with a WC, wash hand basin, radiator and extractor fan.

**First Floor Landing**

Having a radiator, half panelled walls and access to the boarded loft with pull down ladder.

**Bedroom One**

11' x 9' ( 3.35m x 2.74m )

There is a radiator, fully panelled to one wall and double glazed window.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC and radiator.

**Bedroom Two**

9' 1" x 11' 10" ( 2.77m x 3.61m )

Having a built-in wardrobe, radiator and double glazed window.

**Bedroom Three**

8' x 10' 11" ( 2.44m x 3.33m )

There is a radiator and double glazed window.

**Bathroom**

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, half panelled walls and double glazed window.

**Garden**

The fully enclosed garden has a lawn, patio and access to the side and rear.

**Garage**

With power and parking for one vehicle to the front.

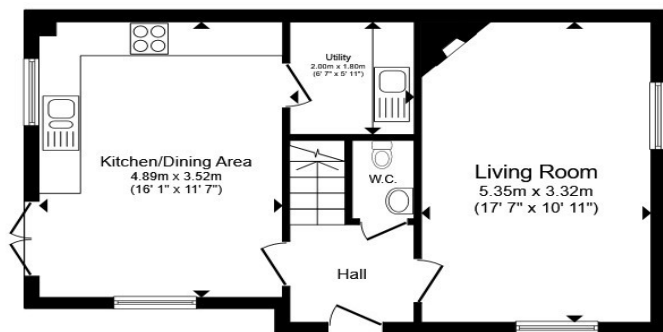
**Agents Note**

Planning for a drop curb has been granted. For more information please contact the agent.

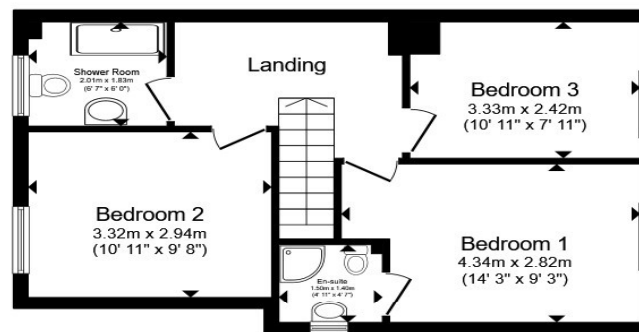


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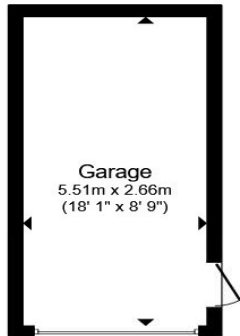




**Ground Floor**



**First Floor**



**Garage**

Total floor area 105.9 m<sup>2</sup> (1,140 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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## **Farm Close, Bathley Newark**

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- ENSUITE TO MASTER
- KITCHEN/DINER
- UTILITY

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWK106300 - 0002

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