



**Marsh Lane, Farndon Newark NG24 3SZ**

**welcome to**

## **Marsh Lane, Farndon Newark**

STUNNING FAMILY HOME! A beautifully presented semi-detached family home is ideally located in the sought after village of Farndon. Briefly comprising of entrance, two reception rooms, kitchen, utility, three bedrooms, family bathroom, driveway, garage and enclosed garden.



## Entrance Hall

A bright and welcoming entrance hall leading through a composite front door with storage cupboard, radiator and stairs rising to the first floor.

## Living Room

A beautifully presented living room with a large double glazed floor to ceiling window to the front, radiator and archway into the dining room.

## Dining Room

A separate dining room with radiator and double glazed French doors to the rear.

## Kitchen

A modern fitted kitchen with a range of low and eye level units, part tiled walls, laminate work surfaces, sink and drainer, gas hob, extractor hood, oven and integrated dishwasher. In addition, there is also a double glazed window to the rear. Archway leading through to the utility room.

## Utility Room

Leading off the kitchen with a range of low level units, laminate work surfaces, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, uPVC door to the rear and a double glazed window to the rear.

## First Floor Landing

First floor landing with loft hatch and access into all three bedrooms and family bathroom.

## Bedroom One

A generous double bedroom with fitted wardrobes, radiator and double glazed window to the front.

## Bedroom Two

A further double bedroom with storage cupboard, radiator and double glazed window to the rear.

## Bedroom Three

A good sized third bedroom with storage cupboard, radiator and double glazed window to the front.

## Family Bathroom

A modern three piece family bathroom with part tiled walls, vanity unit with WC and wash hand basin, bath with shower over, chrome heated towel rail and obscured double glazed window to the rear.

## Outside Front

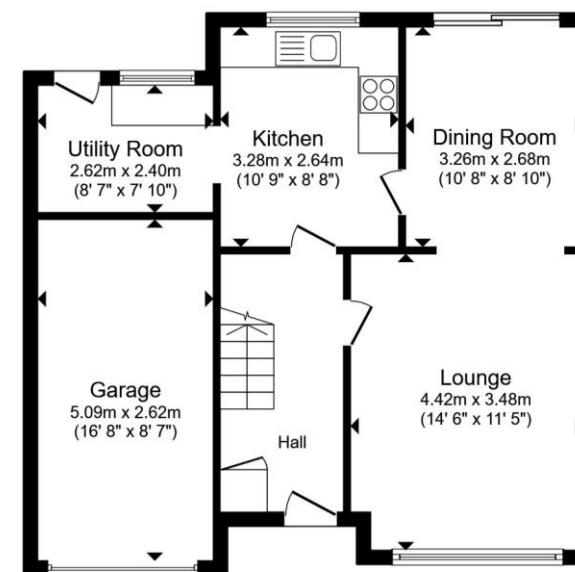
The front of the property offers a well presented frontage with large driveway leading to the single garage and laid to lawn.

## Garage

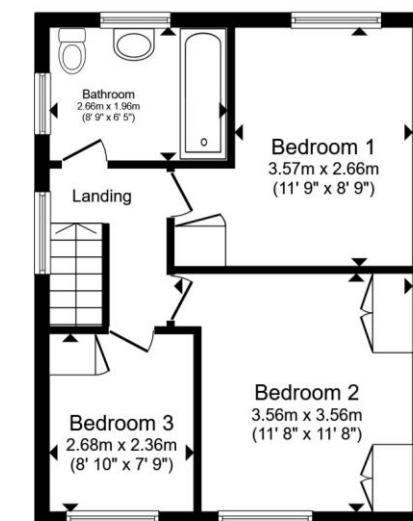
Single garage with electric up and over door.

## Rear Garden

The rear of the property is fully enclosed offering a private garden with mainly laid to lawn, patio area and a lovely decked seating area ideal for entertaining.



Ground Floor



First Floor

Total floor area 99.4 m<sup>2</sup> (1,070 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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## Marsh Lane, Farndon Newark

- Semi-detached family home
- Three bedrooms
- Kitchen & Utility room
- Two reception rooms
- Three piece family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£250,000**



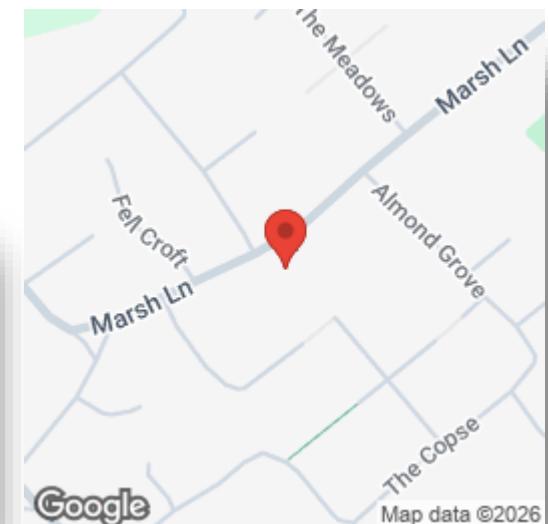
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration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



Please note the marker reflects the postcode not the actual property



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