



EDLIN & JARVIS
ESTATE AGENTS



24 Marsh Lane
Farndon, NG24 3SZ

£230,000

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DISCOVER YOUR DREAM HOME IN FARNDON: A Perfect Blend of Village Charm and Modern Comfort

Nestled in the highly sought-after village of Farndon, this delightful three-bedroom semi-detached house on Marsh Lane offers an idyllic lifestyle, perfectly combining tranquil village living with convenient access to amenities.

Step inside and you'll immediately appreciate the practical and welcoming layout. The spacious entrance hall leads to a bright and airy lounge diner, providing a fantastic versatile space for both relaxing evenings and entertaining guests. The well-appointed kitchen is ready for your culinary adventures, while the conservatory offers a lovely spot to enjoy views of the garden year-round. A utility/hobby room, cleverly converted from the original garage, provides valuable extra space for laundry, hobbies, or storage.

Upstairs, you'll find three well-proportioned bedrooms, and a family bathroom offering comfortable retreats for every member of the family or ample room for a home office.

The beautifully maintained rear garden is a true highlight, mainly laid to lawn with a variety of mature shrubs and two inviting seating areas. Imagine enjoying your morning coffee in the sunshine or hosting summer barbecues in this private outdoor haven. The front of the property boasts a further lawned area and a generous driveway leading to a convenient store, part of the original garage.

Farndon is more than just a village; it's a thriving community. Enjoy leisurely strolls to charming local shops, welcoming pubs, and the picturesque marina. Families will appreciate the excellent primary school, while commuters will benefit from superb transport links, including easy access to the A1, A46, and A52. All the amenities of Newark are just moments away, offering the best of both worlds.

This exceptional property on Marsh Lane is an outstanding opportunity for those seeking a tranquil yet vibrant place to call home.





Entrance Hall

Lounge

11'6 x 14'4 (3.51m x 4.37m)

Dining Room

8'8 x 10'9 (2.64m x 3.28m)

Conservatory

7'8 x 9'10 (2.34m x 3.00m)

Kitchen

8'9 x 10'9 (2.67m x 3.28m)

Utility/Hobby Room

8'8 x 14'3 (2.64m x 4.34m)

Pantry

Landing

Bedroom One

7'8 x 11'7 (2.34m x 3.53m)

Bedroom Two

8'9 x 11'10 (2.67m x 3.61m)

Bedroom Three

7'11 x 8'9 (2.41m x 2.67m)

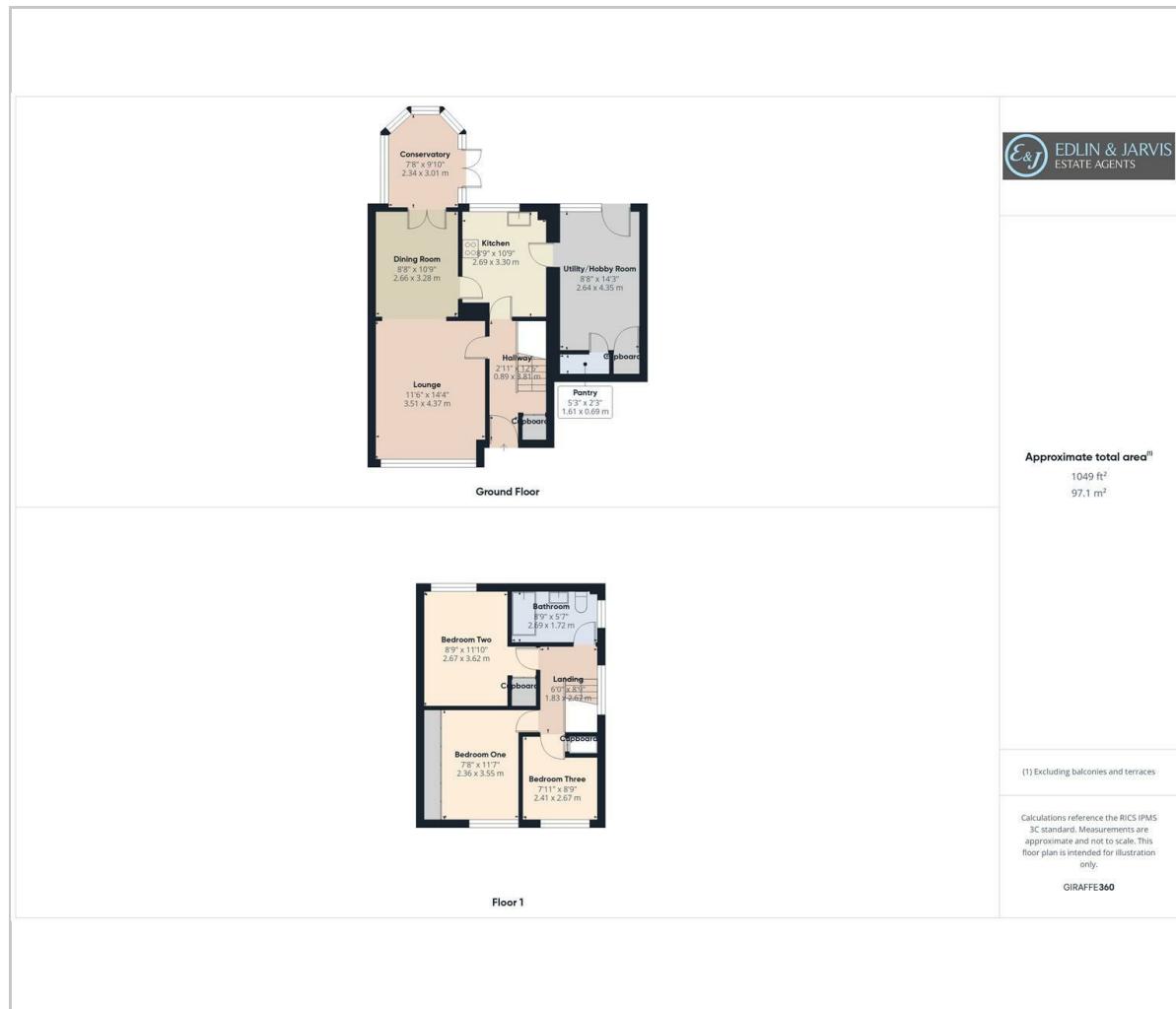
Bathroom

8'9 x 5'7 (2.67m x 1.70m)

Garage/Store



Floor Plan



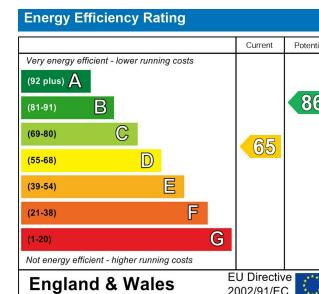
Area Map



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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