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81 Farndon Road, Newark, NG24 4SQ

£350,000





## Property Description

An individual designed three bedroom detached property located in a popular residential area of Newark. The property, which is offered with no upward chain, comprises two large reception rooms, conservatory, fitted kitchen, utility, boiler room and family bathroom. Gardens front and rear, off street parking and outbuildings which could be converted, subject to obtaining the necessary planning consents.

### ENTRANCE PORCH

6'4" x 4'7" (1.93m x 1.40m)

Door gives entrance to the porchway with window to the front. Further door gives access to the entrance hallway. Useful under stairs cupboard. Doors off to:-

### ENTRANCE HALL

Stairs rising to the first floor. Useful understairs cupboard space. Radiator. Doors off to:-

### LOUNGE

14'9" x 11'4" (4.50m x 3.45m)

Window to the front elevation. French doors open to the conservatory. Open fire with wooden surround and decorative tile inserts. Two wall lights. Radiator.

### DINING ROOM

12'4" x 11'9" (3.76m x 3.58m)

Having a superb bay window to the front elevation. Marble effect surround with decorative tiled side panels inset with an open fire grate. Two wall lights. Radiator.

### KITCHEN

10'00" x 7'9" (3.05m x 2.36m)

Fitted with a large range of wall and base units surmounted by a working surface and inset with a one and a half stainless steel sink and drainer. Integrated appliances include dish washer, electric oven with gas hob and extractor above. Splash back tiling to walls. Window through to conservatory. Opening to:-





### LOBBY

6'3" x 5'4" (1.91m x 1.63m)

Fitted with matching units to the kitchen. Door gives access to the conservatory.

### CONSERVATORY

27' x 11'5" (8.23m x 3.48m)

Windows offering delightful views of the rear garden with French doors opening to the patio area, further side door gives access to the driveway. Ceramic tiled flooring.

### UTILITY

6'3" x 5'4" (1.91m x 1.63m)

Having a base unit with stainless steel sink and drainer. Window to the rear elevation. Space and plumbing for a washing machine.

### BOILER ROOM

11'7" x 2'10" (3.53m x 0.86m)

A useful storage room fitted with a wall mounted gas fired boiler (fitted in approx. 2020) serving the gas fired central heating system.

### FIRST FLOOR LANDING

Having a window to the rear elevation. Access to the loft space with loft ladder. Small storage cupboard. Doors off to:-

### BEDROOM ONE

11'9" x 11'5" (3.58m x 3.48m)

Having a large bay window to the front elevation. Bank of wardrobes. Radiator.

### BEDROOM TWO

11'9" x 8'8" (3.58m x 2.64m)

Window to the rear elevation. Radiator.

### BEDROOM THREE

11'4" x 8'11" (3.45m x 2.44m)

Window to the front elevation. Fitted wardrobe. Radiator.



### FAMILY BATHROOM

11'4" x 5'10" (3.45m x 1.78m)

Fitted with a white suite including a walk in shower. low suite WC and wash hand basin set within a vanity cupboard. Cupboard housing the hot water cylinder with shelving above. Window to the rear elevation. Radiator. Mainly tiled with Mermaid style boarding to the shower area.







### GARDEN BUILDINGS/GARAGE

27'7 x 9'1 overall measurement (8.41m x 2.77m overall measurement)

Brick built with front up and over door and further side door access offering potential for home office/gym. Power and water connected.

### GARDENS

The property is set off Farndon Road and is accessed via a shared driveway. To the front the garden is mainly laid to lawn with mature shrubs and trees. A car port covers the off road parking area in front of the garage/outbuildings. The delightful rear garden is predominately set to lawn with a large paved patio area edged with mature planting.

### LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

### SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### TENURE

Freehold with vacant possession.

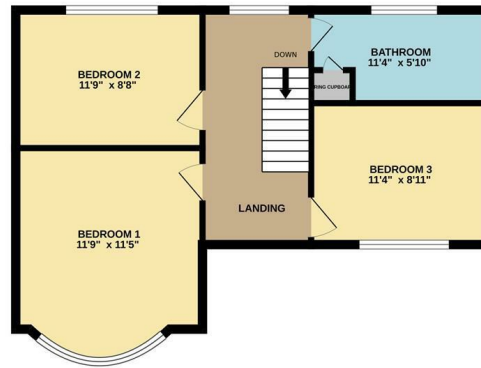
### VIEWING

By appointment with the office, call 01636 813971.

GROUND FLOOR  
758 sq.ft. approx.



1ST FLOOR  
516 sq.ft. approx.



TOTAL FLOOR AREA: 1274 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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