

West End, Farndon, NG24 3SG



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Property is personal

Asking Price £610,000 Freehold



Welcome to this charming period property located in the desirable West End area of Farndon. This semi-detached house, built in 1750, boasts character and history that is sure to captivate any potential homeowner.

With three spacious double bedrooms, including a master bedroom with built-in wardrobes, this property offers ample space for a growing family or those who enjoy having guests over. The 1,604 sq ft of living space provides a comfortable and cosy atmosphere, perfect for creating lasting memories. The large lounge with its open fireplace and dual aspect windows floods this room with light, along with the dining room with a log burner and patio doors out to the gardens.

One of the standout features of this property is its large gardens, offering a tranquil escape from the hustle and bustle of everyday life. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this picturesque setting.

Porch **7'3" x 3'10"**

Enter into a small porch with red tiled flooring, glass surround with wooden front door. Second wooden door leading into the kitchen

Kitchen **15'0" x 13'2"**

Large kitchen space with inglenook space with a range cooker, white Dublin sink with drainer and wood cupboards and large wooden pantry cupboard. Part-tiled walls and new slate style tiled flooring, Ceiling spotlights with wall lights dual aspect wooden frame windows. Step into a small boot room leading to the outside entertainment area, and garden

Dining Room **13'5" x 16'4"**

From the kitchen the dining room has a large brick fireplace feature with log burner, wooden windows to the front and wood French doors to the rear providing lots of natural light. New slate style flooring and exposed brick walls ceiling light fitting. Built in large cupboard and access to the stairs leading to the upstairs

Office/Boot Room **7'10" x 7'8"**

Stone floor and brick walls, electric lights and power, window to the rear door leading to

Utility/ WC **7'5" x 8'5"**

Stone tiled flooring, built in wooden cupboard storage area, white WC, and white Dublin style hand basin with wood vanity unit part tiled wall. Wood framed window. Built in units with wooden worktop. plumbing for a washing machine. Wall mounted gas boiler.

Lounge **15'7" x 17'0"**

Large lounge with wood framed dual aspect windows flooding the room with natural light. One the windows housing the original shutters. Striped wood flooring and neutral painted walls. Wall mounted lights and TV point. Large open fireplace with wood cupboard either side.

Stairs and Landing

Accessed from behind a sliding door in the dining room, raising up to a long open hall with wood framed window with views out over the garden.

Master Bedroom **10'11" x 14'5"**

Large double room with Juliette balcony and built in wardrobes with mirrors, providing plenty of cupboard space. Striped wood flooring. Central light fitting and radiator.

Bathroom **10'2" x 10'2"**

Good size room with a freestanding ball and claw foot bath, white WC, white hand basin and separate shower

cubicle fitted with an electric shower. Exposed brick walls and wood framed sliding windows. Down lights and wall mounted lights, striped wood flooring.

Bedroom 2 **16'7" x 9'8"**

Large double room with wood framed sash window, fully fitted carpet and radiator. Wash hand basin built into the recess. Access to the fully board loft.

Bedroom 3 **13'1" x 6'11"**

Smaller double room with with wood framed sliding windows. Fully fitted carpet and radiator.

Outside

To the front of the property is a small cottage garden, and 20ft x 12ft garage/ workshop. To the rear is a large garden with several mature shrubs and trees. The garden has several areas as in to the side is an entertainment patio area, then a small wild meadow area and another smaller patio area from the dining room with the rest mainly laid to lawn. There are two summer house, one with electric and reinforced flooring suitable for a gym/ office. To the rear is a greenhouse and vegetable patch. Through a gated there is a good size paddock area with a shelter.

Farndon

Farndon is a sought after village only two miles from the market town of Newark on Trent. With its riverside location to the River Trent with several good pubs and restaurants, and marina, all within walking distance of the property. Further local amenities of village shop, Post Office, hairdressers, village hall, nursery and cricket pavilion. Good Ofsted rated schools of St Peters Cross Keys CofE Academy Primary School. With excellent road links onto the A46 and A1 and a local regular bus route into Newark Town Centre with its two train stations covering Nottingham and Lincoln and also the main line to London Kings Cross.





Approximate total area[®]
1554.2 ft²
144.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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