



Stoneybrook, Wyke Lane, Farndon, Newark

 2  1  1  D

 OLIVER REILLY



Stoneybrook, Wyke Lane, Farndon, Newark

- NON-ESTATE DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- DELIGHTFULLY PRIVATE GARDEN
- MODERNISATION REQUIRED THROUGHOUT
- SCOPE TO ADAPT & ADD VALUE
- TWO DOUBLE BEDROOMS
- LOUNGE, CONSERVATORY & DINING KITCHEN
- DETACHED GARAGE. NO VEHICULAR ACCESS
- uPVC Double Glazing & Gas Central Heating
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price £170,000 - £180,000



GUIDE PRICE £170,000 - £180,000 MAKE IT YOUR OWN!... SPACE, SCOPE & OPPORTUNITY AWAITS...! This two-bedroom detached bungalow welcomes a delightful blend of privacy and convenience. Situated in the heart of a HIGHLY DESIRABLE & WELL SERVED VILLAGE. Located adjacent to a bus stop and within walking distance to a range of handy shops, pubs, restaurants and idyllic riverside walks.

'Stoneybrook' is a HIDDEN GEM. Tucked off the main road and accessed via a public footpath, occupying an enviable plot, brimming with POTENTIAL AND POSSIBILITIES from the outset.

The bungalow requires a high degree of cosmetic improvement but retains strong bones and heaps of scope for any buyer to inject their own personality. The internal accommodation comprises: Entrance hall, well-appointed lounge, equally spacious dining kitchen, a DUAL-ASPECT master bedroom with extensive fitted wardrobes and a further DOUBLE bedroom with French doors opening into a lovely conservatory, overlooking the established garden.

Externally, the property provides a DETACHED GARAGE with power and lighting. Utilised for storage, an established front garden and a CAPTIVATING, MATURE & TRANQUIL rear garden. Promising opportunity and enjoyment, especially for anyone green-fingered!

Further benefits of this charming unique home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

YOUR PERFECT PROJECT IS HERE..! Promising seclusion and warranting imagination from the outset. Do not delay. Book your viewing today! Marketed with **NO ONWARD CHAIN...!**



ENTRANCE HALL: 16'10 x 7'3 (5.13m x 2.21m)

Accessed via an obscure uPVC double glazed front entrance door with obscure uPVC double glazed full height side panel. Providing tiled flooring, a single panel radiator, alarm control panel (untested), a ceiling light fitting, loft hatch access point, central heating thermostat, telephone connectivity point and a fitted storage cupboard. Access into the lounge both double bedrooms, bathroom and the dining kitchen.

LOUNGE: 11'10 x 11'7 (3.61m x 3.53m)

A spacious reception room, providing carpeted flooring, a large single panel radiator, recessed ceiling spotlights, provision for a freestanding electric fire with raised pine hearth and decorative surround. uPVC double glazed window to the front elevation.

DINING KITCHEN: 11'10 x 10'10 (3.61m x 3.30m)

A well-appointed space, providing tiled flooring. The fitted kitchen houses a range of white wall and base units with patterned laminate roll-top work surfaces over and mosaic wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer two and drainer. Provision for a freestanding electric cooker and fridge freezer. Under counter plumbing/provision for a washing machine. Fitted larder storage cupboard. Sufficient space for dining table and chairs. Double panel radiator, ceiling strip light and a double fitted cupboard, housing the modern 'GLOWWORM' gas combination, boiler with shelving above. uPVC double glazed window to the rear elevation. A uPVC double glazed rear external door leads into the garden.

MASTER BEDROOM: 12'5 x 11'10 (3.78m x 3.61m)

A sizeable DUAL-ASPECT DOUBLE BEDROOM. Located at the front of the bungalow, providing carpeted flooring a large single panel radiator, extensive full height fitted wardrobes, a uPVC double glazed window to the front and side elevation.

BEDROOM TWO: 11'10 x 9'9 (3.61m x 2.97m)

A well-proportioned DOUBLE BEDROOM providing carpeted flooring, a large single panel radiator, ceiling light fitting and uPVC double glazed French doors opening into the conservatory.

CONSERVATORY: 9'4 x 8'1 (2.84m x 2.46m)

Of uPVC construction, with a sloped poly-carbonate roof. Providing tiled flooring, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out onto a gravelled area, within the private enclosed garden.

BATHROOM: 7'4 x 7'3 (2.24m x 2.21m)

Providing tiled-effect vinyl flooring. A panelled bath with chrome taps and full height white wall tiling with electric shower facility and provision for a shower curtain. Low-level W.C with levered flush and pedestal wash hand basin with chrome taps. Single panel radiator, ceiling strip light. Obscure uPVC double glazed window to the rear elevation.



EPC: Energy Performance Rating: 'D' (65)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

DETACHED SINGLE GARAGE:

18'3 x 8'3 (5.56m x 2.51m)

Of concrete sectional design. Accessed via a manual up/ over garage door. Providing power and lighting. The right side elevation provides a timber personnel access door. Leading into the rear garden. No vehicular access is granted up to the garage and is utilised for storage only.

EXTERNALLY:

The bungalow is located off Wyke Lane, via a public footpath leading tot he front garden. Accessed via a low-level picket gate with concrete pathway leading to the front entrance door with external wall light. The established front garden is predominantly laid to lawn with an array of shrubs trees and bushes. There is a picket fence front boundary and a low-level left-sided gate, opening onto a further lawned area with concrete hard standing and access into the detached single garage, for storage, with an external security light to the front aspect. The right side aspect hosts a concrete pathway with a wrought iron gate, opening into the enchanting and private enclosed rear garden. Predominantly laid to lawn with a vast array of established borders, with a range of bushes shrubs and a mature apple tree. There is provision for a greenhouse and garden shed. an outside tap, fenced side boundaries and a high-level conifer hedged rear boundary. Access into the detached concrete sectional garage via a timber personnel door.

AGENTS NOTE:

The property is accessed via a public footpath from Wyke Lane. This also gives access to the detached garage, for storage. PLEASE NOTE: There is no vehicular right of way to the property. For further clarification, please speak to the selling agent.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Approximate Size: 750 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

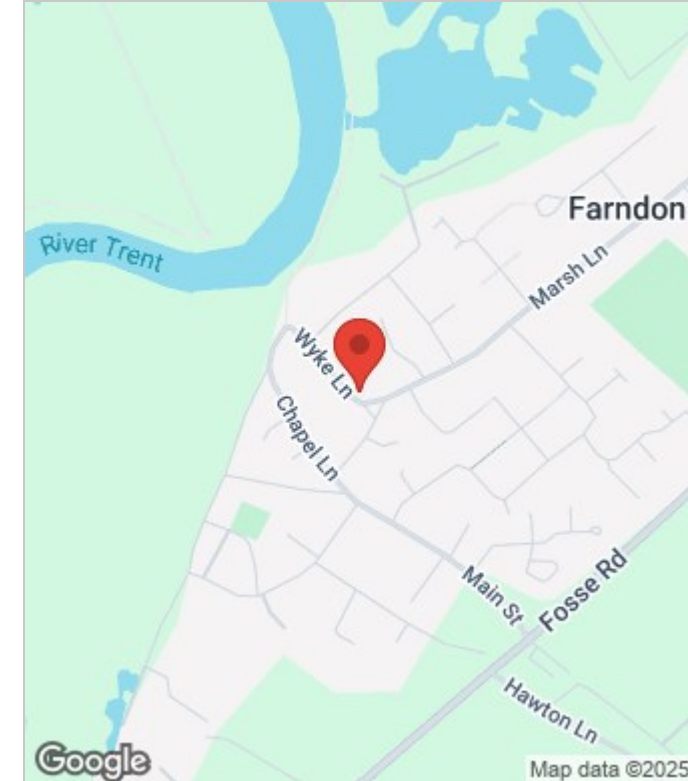
Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

