

# HoldenCopley

PREPARE TO BE MOVED

Station Lane, Farnsfield, Nottinghamshire NG22 8LB

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Guide Price £625,000



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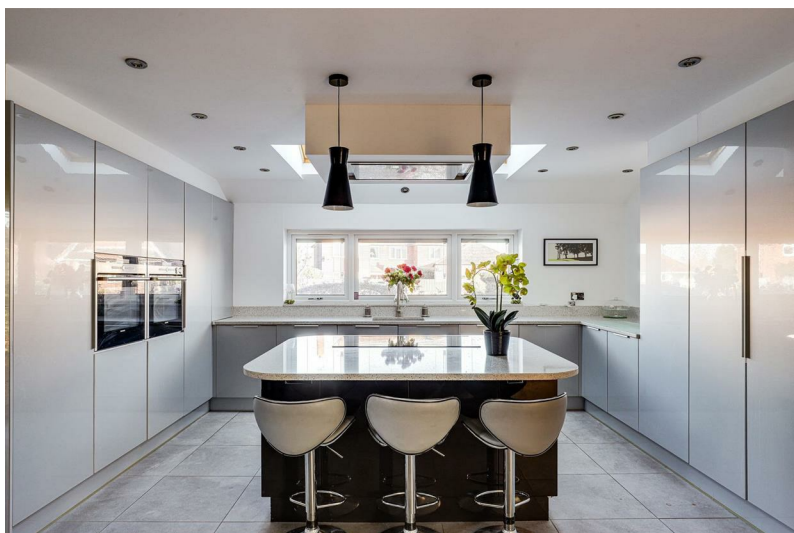




Guide Price £625,0000 - £675,000...

## SPACIOUS DETACHED FAMILY HOME...

Situated in the picturesque village of Farnsfield, close to Sherwood Forest, with transport links to Nottingham City Centre, Southwell, Newark and the surrounding areas, this well-presented detached home offers a perfect blend of contemporary style with family-friendly living. With generous interiors and thoughtfully designed outdoor areas, it is an ideal choice for a growing family. The ground floor begins with a welcoming lobby which provides access to the double garage and leads into a modern fitted kitchen/diner. Both benefit from underfloor heating. With access to the side garden and featuring a central island and breakfast bar, the kitchen serves as the heart of the home and flows seamlessly into a living room. This bright and inviting space includes a recessed alcove and log burner and views of the rear garden. The open-plan design continues with a sitting room which also features double French doors leading outside, as well as access to a snug which provides a peaceful retreat. The hall adds further practicality by connecting to a utility room and a ground-floor W/C. The property also benefits from solar panels. Upstairs the first floor accommodates five bedrooms. The main bedroom is a standout feature, complete with its own en-suite and a walk-in wardrobe. The remaining bedrooms are serviced by a two-piece family bathroom suite and a separate W/C. The outdoor space complements the home perfectly. At the front, a gravelled driveway provides ample parking for multiple vehicles and is bordered by attractive planting. The double garage is fully equipped with lighting, electrics, and storage space, with French doors opening directly to the garden. The south-facing garden is complete with a patio area, pergola, security lighting, and lawn. The secondary patio area has a fence-panelled boundary which enhances the privacy and usability of the space, making it perfect for relaxation.







- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Fitted Kitchen/Diner & Utility Room
- Ground Floor W/C, Two-Piece Bathroom Suite & Separate W/C
- Master Bedroom With En-Suite
- Double Garage & Driveway
- Village Location In the Southwell Minster Catchment area
- Good Transport Links
- Solar Panels











GROUND FLOOR

Entrance Hall

8’8" × 10’1" (2.65m × 3.08m)

The entrance hall has a UPVC double glazed window to the rear elevation, tiled underfloor heating, an in-built cupboard, a wall-mounted alarm keypad, access into the garage, and a composite door providing access into the accommodation.

Kitchen / Diner

21’1" × 20’2" (6.43m × 6.17m)

The kitchen has a range of modern fitted base and wall units, Silestone Granite worktops, upstands and windowsills. A central island with a breakfast bar, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, two integrated ovens, integrated fridge, integrated freezer, an induction hob and extractor fan, dining area, recessed spotlights, tiled underfloor heating, two Velux windows, two UPVC double glazed windows to the front and side elevation, and double French door opening to the side garden.

Living Room

13’3" × 19’1" (4.05m × 5.84m)

The living room has oak flooring, a radiator, TV points, a recessed alcove with a log burner, coving to the ceiling, views of the garden, and open access into the sitting room.

Sitting Room

11’11" × 10’0" (3.64m × 3.07m)

The sitting room has oak flooring, radiators, coving to the ceiling, and double French doors opening to the rear garden.

Snug

12’0" × 11’2" (3.66m × 3.42m)

The snug has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and oak flooring.

Utility Room

8’3" × 12’0" (2.54m × 3.68m)

The utility room has a range of fitted base units with Silestone Granite worktops, upstands and windowsill, a double stainless steel sink with a swan neck mixer tap, a Vertical radiator, a floor-to-ceiling cupboard, recessed spotlights, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

W/C

6’0" × 7’1" (1.83m × 2.17m)

This space has a dual flush W/C, corner unit with wash basin, recessed spotlights, a Vertical radiator, two built-in cupboards, Silestone Granite worktops, upstands and windowsills, tiled flooring, and two UPVC double glazed windows.

Hall

The hall has a UPVC double glazed windows to the front and side elevation, oak flooring, carpeted stairs, a radiator, and a UPVC double glazed door providing a fire exit to the property.

FIRST FLOOR

Landing

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, a radiator, recessed spotlights.

Bedroom One

12’0" × 12’5" (3.66m × 3.79m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, carpeted flooring, access into the walk-in wardrobe, and the en-suite.

En-Suite

6’4" × 6’9" (1.94m × 2.06m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low-level flush W/C, a counter-top wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail with an element, an extractor fan, and carpeted flooring

Walk-In Wardrobe

The walk-in wardrobe has shelving, recessed spotlights, and carpeted flooring.

Bedroom Two

12’0" × 11’8" (3.68m × 3.56m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, fitted wardrobes with sliding mirrored door, and carpeted flooring.

Bedroom Three

12’0" × 10’0" (3.67m × 3.07m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Four

7’7" × 17’4" (2.32m × 5.29m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, fitted wardrobes, access into the partially boarded loft with lighting via a pull-down ladder, and carpeted flooring.

Bedroom Five

7’7" × 6’11" (2.33m × 2.11m)

The fifth bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobes with sliding mirrored door, and carpeted flooring.

Bathroom

5’4" × 7’10" (1.63m × 2.41m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a built-in cupboard, a radiator, a heated towel rail, a wall-mounted heater, floor-to-ceiling tiling, and tiled flooring.

W/C

2’9" × 5’0" (0.86m × 1.53m)

This space has a UPVC double glazed obscure window to the side elevation, a low-level flush W/C, a dado rail, a ceiling rose, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled driveway for several vehicles, planted borders, and access into the double garage.

Garage

19’10" × 20’1" (6.05m × 6.14m)

The garage has double French door opening to the garden, lighting, electrics, ample storage space, and an electric roller door opening to the driveway.

Rear

To the rear of the property is an enclosed south facing garden with a patio, a Pergola, security lighting, lawn, a secondary patio area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the extension has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Newark & Sherwood District Council Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

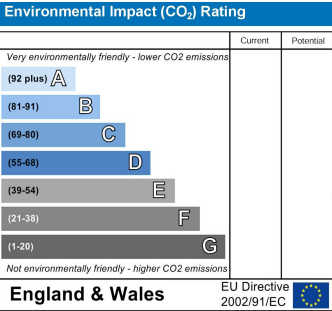
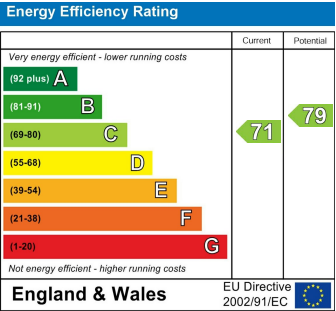
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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