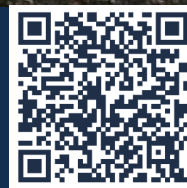




13 Nursery Avenue

Farndon, Newark, NG24 3SY



Book a Viewing

£245,000

Positioned within a highly sought-after location, this attractive detached home offers a perfect blend of charm, comfort, and practicality. Approached via a private driveway with the benefit of a carport and garage, the property opens with a uPVC double-glazed porch leading into a warm and welcoming entrance hall. Rich wood flooring flows effortlessly through to the inviting living room, where a feature log-burning stove creates a cosy focal point, and continues into the dining room. From here, French doors open into the conservatory, a light-filled space ideal for relaxation or entertaining. The well-appointed kitchen is fitted with a good range of classic shaker-style units, combining timeless design with everyday functionality. On the first floor the three bedrooms are complemented by a family bathroom, complete with a shower over the bath. Outside the rear garden offers an ideal setting for outdoor dining and leisure. This delightful home presents an excellent opportunity to enjoy a comfortable lifestyle.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1, Nottingham, Lincoln and beyond. Farndon boasts two restaurants, The Riverside and Farndon Ferry and a local public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with its newly built pavilion. Other amenities include a hairdressers and local food store.





ACCOMMODATION

PORCH

6' 11" x 3' 2" (2.11m x 0.97m) With uPVC double glazed construction with tiled floor and uPVC double glazed door to the entrance hall.

ENTRANCE HALL

13' 9" x 5' 9" (4.19m x 1.75m) With wood flooring, coving to the ceiling, radiator, stairs to the first floor with under stair storage and doors to the kitchen and living room.

KITCHEN

9' 6" x 7' 6" (2.9m x 2.29m) Fitted with a range of Shaker style wall and base units with a work surface incorporating a circular sink unit with a stainless steel mixer tap, under counter spaces for a dishwasher, washing machine and for a fridge, fitted double oven, ceramic hob and stainless steel extractor hood, tiled walls, uPVC double glazed window overlooking the garden and uPVC double glazed opaque door to the side.

LIVING ROOM

13' 9" x 11' 5" (4.19m x 3.48m) With uPVC double glazed window to the front elevation, radiator, wood flooring, wood burning stove and open plan to the dining room.

DINING ROOM

9' 9" x 9' 6" (2.97m x 2.9m) With double glazed aluminium sliding patio doors to the conservatory at the rear and wood flooring.

CONSERVATORY

13' 0" x 7' 5" (3.96m x 2.26m) With uPVC double glazed windows to three elevations, door onto garden, laminate flooring and wall mounted electric heater.

LANDING

With uPVC double glazed window to the side elevation, coving to the ceiling, access to the loft, built-in airing cupboard housing the hot water cylinder and doors to the bedrooms and bathroom.

BEDROOM ONE

11' 4" x 11' 1" to front of wardrobes (3.45m x 3.38m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobes with sliding doors.

BEDROOM TWO

10' 9" x 10' 2" (3.28m x 3.1m) With uPVC double glazed window to the rear elevation and a radiator.

BEDROOM THREE

7' 6" x 6' 0" (2.29m x 1.83m) With uPVC double glazed window to the front elevation and a radiator.

BATHROOM

7' 1" x 5' 3" (2.16m x 1.6m) With a white suite comprising a panelled bath with a mains fed shower over, low-level WC and wash hand basin set within a vanity unit, tiled walls, tiled floor, chrome heated towel rail and a uPVC double glazed opaque window to the rear elevation.





OUTSIDE

There is parking to the front and double gates at the side which leads to a carport and to a garage beyond. The rear garden is landscaped with lawn, borders for plants and shrubs and a paved patio area.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

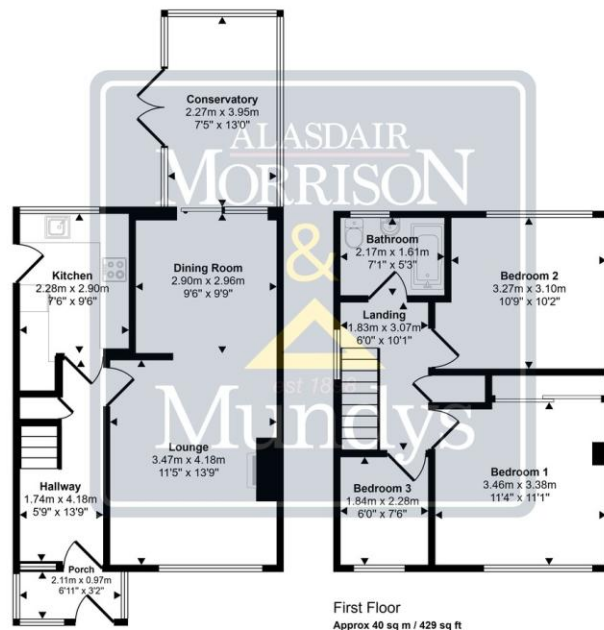
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Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft

46 Middle Gate
Newark
NG24 1AL

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01636 700888

22 King Street
Southwell
NG25 0EN

southwell@amorrison-mundys.net
01636 813971

29 Silver Street
Lincoln
LN2 1AS

info@mundys.net
01522 510044

22 Queen Steet
Market Rasen
LN8 3EH

info@mundys.net
01673 847487

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