



3 Holmefield, Farndon, Newark, NG24 3TZ

£240,000
Tel: 01636 611811

 **RICHARD
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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

Recently rededicated and nicely presented throughout, this three bedroomed bungalow is offered for sale with immediate vacant possession.

The property has a pleasant cul-de-sac location within this well established residential area and the village of Farndon. Local amenities and bus services are within easy walking distance. Newark town centre approximately 2 miles.

The property has an integral garage, forecourt parking and enclosed rear garden. Central heating is gas fired and the bungalow is double glazed throughout.

The accommodation is practical, well designed, light and airy throughout. The accommodation in summary provides an entrance hall, cloakroom, kitchen with Stoves appliances, spacious 19ft lounge with patio doors to the garden, inner corridor, three good sized bedrooms and a family bathroom.

There is a gravelled driveway and paved car standing space on the north side of the property. Car standing also in front of the single garage. The enclosed rear garden and paved patio has the advantage of afternoon and evening sunshine.

Farndon village situated just 2 miles from Newark Town Centre and Northgate Railway Station with services connecting to London King's Cross and journey times of just over 75 minutes. The village has excellent amenities including a primary school, public house and popular riverside restaurant. Farndon sports ground and cricket club have excellent facilities including a new pavilion. The village has convenient access to Nottingham and Leicester via the A46 trunk road and nearby access points to the A1 dual carriageway. Holmefield is situated just off Farndon main street, and a pleasant walk down to the riverside areas.

The bungalow was built circa 1990 with cavity brick elevations under a pitched tiled roof.

The following accommodation is provided:

ENTRANCE HALL

With oak floor and uPVC entrance door.

CLOAKROOM

With low suite WC, pedestal basin and radiator.

LOUNGE

19'8 x 12'2 (5.99m x 3.71m)



Patio door to the garden, round window and tall window in the gable elevation. Oak floor, stone effect fireplace surround and fitted gas fire. Double panelled radiator.

KITCHEN

11'11 x 9' (3.63m x 2.74m)



Wall units, base units and working incorporating a stainless steel sink unit and drainer. Integrated appliances including Stoves gas hob, electric oven and stainless steel hood. The kitchen has a bow window and tiled floor. Baxi gas fired central heating boiler.

INNER CORRIDOR

With hatch to the roof space and built-in cupboard containing the hot water cylinder.

BEDROOM ONE

10' x 9'9 (3.05m x 2.97m)



Fitted wardrobes with mirrored sliding doors, and fitted unit with drawers and display shelving, cupboards above. Radiator.

BEDROOM TWO

9'4 x 9'3 (2.84m x 2.82m)

(Overall measured into the recess).



Radiator.

BEDROOM THREE

9'8 x 7'11 (2.95m x 2.41m)



With Radiator.

BATHROOM

7' x 5'10 (2.13m x 1.78m)



Bath with shower over, vanity basin, low suite WC, heated towel rail, fully tiled walls and tiled floor.

INTEGRAL GARAGE

19'10 x 8'3 (6.05m x 2.51m)

With up and over door, personal door and double power point.

OUTSIDE



There is a gravelled driveway and paved car standing area on the north side of the property frontage. Open plan front garden with shrubs. Parking in the garage forecourt.

The enclosed rear garden contains a lawn, paved patio and greenhouse.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

This property comes under Newark & Sherwood District Council Tax Band C.

Floor Plan

Approx. 88.5 sq. metres (952.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.1 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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