



**93 Marsh Lane, Farndon, Newark, NG24
4TA**

£235,000
Tel: 01636 611 811

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

A well-presented and tastefully modernised three-bedroom semi-detached home, occupying a substantial plot in the popular riverside village of Farndon. The property offers bright and well-balanced accommodation, ideal for a couple, first-time buyer or young family, and represents an excellent opportunity to enjoy modern living in a sought-after community.

The accommodation includes an entrance hall, lounge, dining room, rear hall, wet room and a kitchen fitted with modern Shaker-style units. To the first floor, the landing leads to three bedrooms and a bathroom. Outside, there is a driveway providing off-road parking for two family cars, along with a private rear garden enclosed by close-boarded fencing and mature privet hedgerows.

The village offers an excellent range of amenities, including a well-regarded primary school with a good Ofsted rating, a convenience store, local pubs and popular riverside restaurants. Residents enjoy attractive riverside walks and the nearby Farndon Marina, while the sports ground and cricket club benefit from a newly built pavilion. Farndon also provides convenient access to Nottingham, Lincoln and Leicester via the A46 dual carriageway, with further connections to the A1 close by.

Built circa 1950, this semi detached house is constructed of brick under a rosemary tile roof covering. The central heating is gas fired with a Worcester combination boiler and there are replacement uPVC double glazed windows.

The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front entrance door, ceramic tile floor covering, walk in storage cupboard and staircase to first floor.

LOUNGE

17'5 x 12'8 (5.31m x 3.86m)
(narrowing to 10'8)



UPVC double glazed window to front elevation and French doors to rear elevation. Wall mounted radiator, wooden fire surround, cast iron fireplace and granite hearth.



DINING ROOM

8'9 x 6'11 (2.67m x 2.11m)



Two uPVC double glazed windows to front elevation, vaulted ceiling with Velux roof light and laminate floor covering.



SIDE ENTRANCE HALL

6'4 x 4'5 (1.93m x 1.35m)

UPVC double glazed side entrance door, ceramic tile floor.

WET ROOM

5'4 x 2'5 (1.63m x 0.74m)



Fully tiled walls, ceramic tile floor with drain, Wall mounted shower, wash hand basin and low suite WC. Extractor fan, vaulted ceiling and Velux roof light.

KITCHEN

10'9 x 9'10 (3.28m x 3.00m)



UPVC double glazed window to rear elevation, LED ceiling lights, range of fitted modern Shaker style kitchen units installed in 2017 including base cupboards and draws, working surfaces over, inset stainless steel one and a half bowl sink and drainer. Integral Candy gas hob, glass

splashback, Neff extractor over, Logic electric oven, tiling to splashback. Ceramic tile floor covering, plumbing and space for automatic washing machine, matching Shaker style wall mounted cupboards. Island unit with base cupboards and breakfast bar over. Designer radiator, walk in pantry with wall mounted shelving and uPVC double glazed window.



FIRST FLOOR

BEDROOM ONE

13'11 x 9'11 (4.24m x 3.02m)



UPVC double glazed window to rear elevation, radiator.

BEDROOM TWO

10'11 x 9'11 (3.33m x 3.02m)



UPVC double glazed window to rear elevation, radiator, walk in cupboard housing a Worcester, gas fired combination central heating boiler.

BED THREE

10'4 x 7'2 (3.15m x 2.18m)



UPVC double glazed window to front elevation, radiator.

LANDING

8'9 x 7' (2.67m x 2.13m)

UPVC double glazed window to front elevation, loft access hatch.

FAMILY BATHROOM

7' x 5'4 (2.13m x 1.63m)



Fitted with a modern white suite comprising a panelled bath with wall mounted Aqualisa shower over. Additionally there is a pedestal wash hand basin and low suite WC. UPVC double glazed window to front elevation, heated chrome towel radiator, ceramic tile floor covering, fully tiled walls, PVC ceiling panels and inset LED downlights. There is a recess with built in shelving.

OUTSIDE



The property is set back with a good frontage and a gravelled driveway allowing off road parking for two cars. There is a concrete pathway and a circular design patio terrace.

LAWNED GARDEN



To the rear there is a spacious enclosed garden contained with privet hedgerows and close boarded fencing allowing a good degree of privacy. The garden is laid to lawn extending to the rear boundary, outside tap.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a Worcester combination boiler in a first floor bedroom cupboard.

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.

POSSESSION

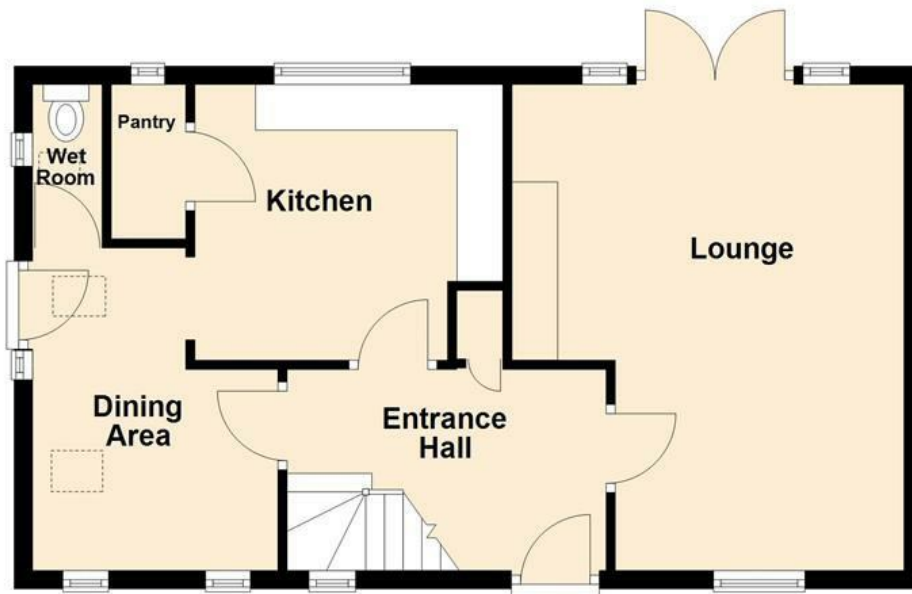
Vacant possession will be given on completion.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(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



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