

Almond Grove, Farndon, Newark

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OLIVER REILLY


FAMILY

Almond Grove, Farndon, Newark

- SPACIOUS SEMI-DETACHED HOME
- POPUILAR VILLAGE LOCATION- CLOSE TO AMENITIES
- L-SHAPED OPEN-PLANDINING KITCHEN
- MULTI-VEHICLE DRIVEWAY
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS LIVING ROOM & CONSERVATORY
- GENEROUS GARDEN WITH A RANGE OF OUTBUILDINGS
- EASE OF ACCESS ONTO MAIN ROADS & TO TOWN CENTRE
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £220,000 - £230,000.
Semi-detached home located in the desirable and popular village of Farndon, which offers a lovely Riverside setting with local amenities.

This family sized home comprises of : Entrance hall, a large living room with feature fireplace and inset multi-fuel burner. This flows through to a LARGE CONSERVATORY. The L-SHAPED DINING KITCHEN has is dual-aspect with French doors out to the garden.
The first floor provides THREE EXCELLENT SIZED BEDROOMS, a modern bathroom and separate W.C.

Externally, the property occupies A MAGNIFICENT PRIVATE PLOT!... Welcomed by an EXTENSIVE MULTI-VEHICLE DRIVEWAY. The well-appointed rear garden is a delightful LOW-MAINTENANCE external escape. Strongly enhanced by a variety of outbuildings, including a HUGE 33FT WORKSHOP. Equipped with power and lighting.

Additional benefits of this SPACIOUS SEMI include uPVC double glazing, panoramic CCTV system and gas central heating, via a modern boiler, installed in 2023 and warranty in place until 2030.

MOVE STRAIGHT IN & MAKE IT YOURS! There's room to grow and memories to be made! Do not delay, book your viewing TODAY!

Available with NO ONWARD CHAIN!!!





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ENTRANCE HALL:	8'1 x 6'7 (2.46m x 2.01m)
GENEROUS LIVING ROOM:	17'10 x 10'2 (5.44m x 3.10m)
SIZEABLE CONSERVATORY:	11'8 x 10'1 (3.56m x 3.07m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	17'10 x 14'3 (5.44m x 4.34m)
FIRST FLOOR LANDING:	10'10 x 2'7 (3.30m x 0.79m)
MASTER BEDROOM:	11'10 x 10'3 (3.61m x 3.12m)
BEDROOM TWO:	11'10 x 9'8 (3.61m x 2.95m)
BEDROOM THREE:	9'2 x 7'10 (2.79m x 2.39m)
FIRST FLOOR BATHROOM:	5'7 x 5'3 (1.70m x 1.60m)
SEAPRATE W.C:	4'10 x 2'7 (1.47m x 0.79m)
LARGE DETACHED WORKSHOP: A generous multi-functional space, equipped with power and lighting.	33'1 x 8'4 (10.08m x 2.54m)
KENNEL/ OUTBUILDING:	12'0 x 9'1 (3.66m x 2.77m)
LARGE STORAGE SHED:	11'9 x 7'8 (3.58m x 2.34m)

EXTERNALLY:
This spacious family-sized home is situated in a popular residential location, close to amenities, countrywide walks and main roads. The front aspect is welcomed with an extensive concrete driveway, boasting AMPLE OFF-STREET PARKING and slate shingled borders. Access to the entrance door with external wall light and storm canopy above. There is a fenced left side boundary and a right sided personal access gate, opening through to the WELL-APPOINTED REAR GARDEN. Boasting a low-maintenance design. Predominantly gravelled/ paved and partially laid to lawn, with raised gravelled and planted borders. There is a central brick built pond, with a timer framed canopy above, with a pitched felt roof. Access into a range of outbuildings, including a large workshop, kennel and garden storage shed. All equipped with power/ lighting. There is an outside tap, external lighting, provision for a further garden shed, fully fenced side and rear boundaries.



Approximate Size: 980 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, panoramic CCTV system 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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C'
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
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 an 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.

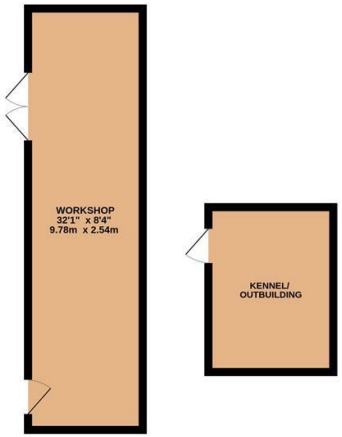
Draft Details-Awaiting Approval:

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.



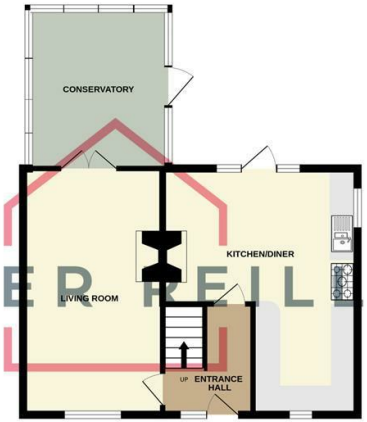


OUTBUILDINGS

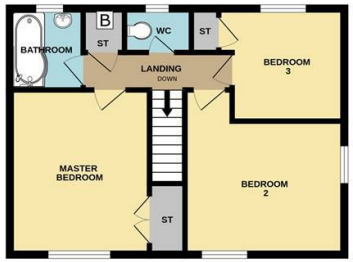




GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

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