



Long Lane, Farndon, Newark

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OLIVER REILLY



# Long Lane, Farndon, Newark

Guide Price £280,000 - £290,000

- SPACIOUS & EXTENDED SEMI-DETACHED HOME
- DESIRABLE & WELL-CONNECTED VILLAGE
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM & EN-SUITE
- EASE OF ACCESS ONTO A46 & TO TOWN CENTRE
- FOUR EXCELLENT DOUBLE BEDROOMS
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C & UTILITY ROOM
- EXTENSIVE DRIVEWAY & GENEROUS REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £280,000 - £290,000. TURN THE KEY, START THE STORY...! \*\*NO CHAIN!!\*\*  
 Showcasing SIGNIFICANT SPACE & STYLE inside a SUBSTANTIALLY EXTENDED semi-detached family residence. Promising MUCH MORE THAN MEETS THE EYE and a perfect degree of living versatility that matches with today's modern day needs!  
 This eye-catching home stands proud in a HUGELY SOUGHT-AFTER and WELL-SERVED village. Boasting great amenities, idyllic countryside walks and great transport connectivity onto the A46 corridor, with links to Newark Town Centre, Nottingham and Grantham.  
 Take a look inside this BEAUTIFUL BOX-TICKER OF A HOME, with a copious layout, spanning almost 1,400 square/ft, comprising: Entrance hall, a ground floor W.C, GENEROUS LOUNGE WITH OPEN FIRE, a separate multi-functional study/ play room, utility room and a FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN, leading out onto a sizeable paved outdoor entertainment area.  
 The first floor landing provides FOUR EXCELLENT SIZED DOUBLE BEDROOMS, and a three-piece family bathroom. The sizeable master bedroom benefits from EXTENSIVE FITTED WARDROBES, an EN-SUITE SHOWER ROOM and a Juliet balcony, admiring views down the large garden.  
 Externally, the vast degree of space is equally matched with the inside. Boasting an EXTENSIVE TARMAC DRIVEWAY. Suitable for a range of vehicles. Including a caravan/ motorhome.  
 The tastefully landscaped rear garden allows minimal maintenance, maximum appreciation and significant space to suit the whole family!  
 Additional benefits of this attractive, unique and STAND OUT SEMI include uPVC double glazing, complementary oak internal doors throughout and gas central heating.  
 Set your sights! On a MUST SEE SEMI!... This is THE ONE YOU'VE BEEN WAITING FOR! Marketed with NO ONWARD CHAIN!!



<b>ENTRANCE HALL:</b>	12'9" x 3'5" (3.89m x 1.04m)
<b>GROUND FLOOR W.C:</b>	4'5" x 2'10" (1.35m x 0.86m)
<b>UTILITY ROOM:</b> Max measurements provided.	8'7" x 5'6" (2.62m x 1.68m)
<b>GENEROUS LOUNGE:</b> Max measurements provided.	15'5" x 12'5" (4.70m x 3.78m)
<b>STUDY:</b> Max measurements provided.	11'7" x 8'7" (3.53m x 2.62m)
<b>SPACIOUS OPEN-PLAN DINING KITCHEN:</b> Max measurements provided.	24'1" x 17'7" (7.34m x 5.36m)
<b>FIRST FLOOR LANDING:</b>	13'10" x 2'9" (4.22m x 0.84m)
<b>MASTER BEDROOM:</b> With extensive fitted wardrobes and a Juliet balcony, overlooking the large rear garden. Max measurements provided.	13'9" x 11'9" (4.19m x 3.58m)
<b>EN-SUITE SHOWER ROOM:</b> Max measurements provided.	7'4" x 6'6" (2.24m x 1.98m)
<b>BEDROOM TWO:</b>	15'5" x 9'5" (4.70m x 2.87m)
<b>BEDROOM THREE:</b> Max measurements provided.	12'5" x 10'9" (3.78m x 3.28m)
<b>BEDROOM FOUR:</b>	11'9" x 7'10" (3.58m x 2.39m)
<b>FAMILY BATHROOM:</b>	6'8" x 5'7" (2.03m x 1.70m)





#### **EXTERNALLY:**

This substantial family-sized home enjoys a popular position, in a desirable, well-served and convenient village location. Close to amenities and main roads. The front aspect is welcomed with dropped kerb vehicular access onto an EXTENSIVE MULTI-VEHICLE DRIVEWAY. Suitable for a range of vehicles. Including a caravan/ motorhome. Predominantly tarmac, with gravelled borders, which could be used to enhance the parking options. Access to the front entrance door with storm canopy above and external security light. There are fenced left side and front boundaries and a low-level walled right side boundary. The left side aspect has a tarmac pathway, up to a secure timber personal gate, leading into the GENEROUS REAR GARDEN. Hosting a fantastic family-friendly space. Predominantly laid to lawn, enhanced by an extensive paved outdoor entertainment area, with provision for a hot tub and ample seating space, to relax and unwind. Flowing from the top to the bottom of the garden, which leads to a small picket fence and low-level gate up to a large 20FT garden shed. There are two external security lights, a double external power socket, outside tap fully fenced side and rear boundaries.

#### **Approximate Size: 1,390 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 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 'B'**

#### **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:**

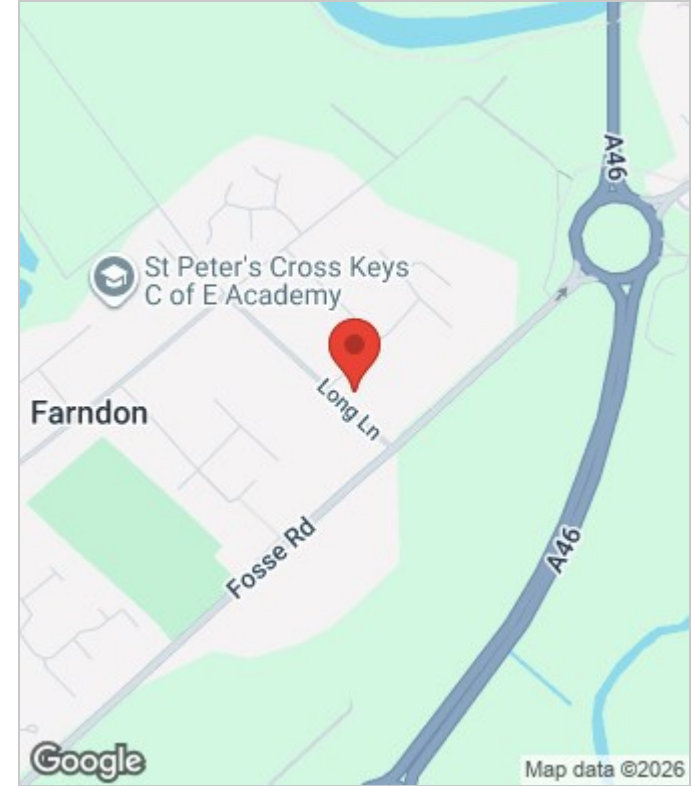
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC