



Village Way, Farndon



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Guide Price £210,000 to £220,000



Key Features

- Extended Semi Detached Bungalow
- Three Bedrooms
- Large Lounge & Conservatory
- Breakfast Kitchen
- Generous Family Bathroom Suite
- Detached Garage & Workshop
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold





MARKETED WITH NO CHAIN Falling within the sought after village of Farndon, which boasts an array of amenities as well as the most delightful riverside setting, this EXTENDED semi-detached bungalow has fantastic potential with two reception rooms, pleasant enclosed garden as well as a DETACHED GARAGE & WORKSHOP.

The bungalow's accommodation comprises: welcoming entrance hallway, large lounge with bow window overlooking the garden and sliding doors to a conservatory, kitchen with breakfast bar and appliances to include a four-ring gas hob and electric oven, three bedrooms and a generous family bathroom suite. Outside, the property has an extensive driveway that runs down the side of the property to the detached garage. The garage and workshop space has power and lighting connected. The rear garden offers a wonderful degree of privacy and benefits from a lawned area, block paved entertaining space and a variety of plants to borders. Other features include gas central heating and UPVC double glazed windows (excluding two internal windows).

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Farndon

The ever popular village of Farndon is situated just 2 miles west of Newark and benefits from an array of amenities including a shop and post office, hairdressers, and a number of public houses and restaurants with most having a delightful riverside setting. There is also a village primary school St Peters, Cross Keys C of E Primary Academy and a village hall.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 26'3" x 4'3" (8m x 1.3m)

maximum measurements

Lounge 17'9" x 14'3" (5.4m x 4.3m)

Conservatory 20'7" x 7'0" (6.3m x 2.1m)

Breakfast Kitchen 11'5" x 10'6" (3.5m x 3.2m)

Bedroom One 12'0" x 9'1" (3.7m x 2.8m)

Bedroom Two 9'1" x 8'0" (2.8m x 2.4m)

Bedroom Three/Snug 9'11" x 7'3" (3m x 2.2m)

Bathroom 9'9" x 8'0" (3m x 2.4m)

maximum measurements

Garage 17'0" x 10'3" (5.2m x 3.1m)

Workshop 10'3" x 5'5" (3.1m x 1.7m)

Agent's Note - Probate

The sale of this property is subject to Probate. As of 5th March 2026, probate has been applied for but not granted yet.

Agent's Note - Windows

The property has majority UPVC double glazed windows along with 2 single glazed wooden internal windows.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

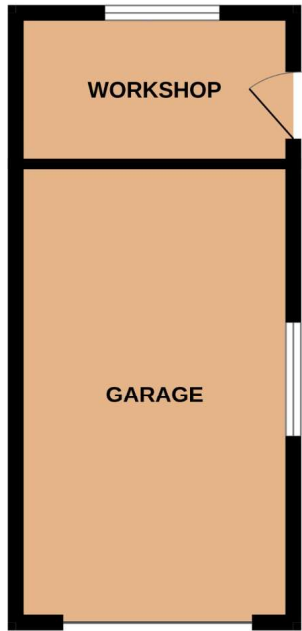
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

GARAGE

GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

