



Fosse Road, Farndon

Guide Price £230,000 to £240,000



## Fosse Road

Farndon, Newark

MARKETED WITH NO CHAIN Occupying a delightful non-estate position within the highly sought-after riverside village of Farndon, this beautifully maintained semi-detached bungalow offers an exceptional opportunity for those seeking a home that is ready to enjoy from day one. Set back from the road on a deceptively generous plot, the property combines spacious, well-balanced accommodation with ample off-street parking and an attractive, private rear garden, making it an ideal choice for a wide range of buyers.

The welcoming entrance hallway gives access to all of the bungalow's accommodation including a bright and spacious L-shaped lounge, where the dual-aspect design creates a wonderfully light and airy living space. French doors open into a substantial conservatory, providing an excellent additional reception area and the perfect place to relax while enjoying views over the garden. The well-appointed breakfast kitchen offers ample storage and workspace, includes provision for a freestanding cooker, and also benefits from direct access into the conservatory, creating a practical and sociable layout. Completing the accommodation are two generous double bedrooms and a stylish family bathroom fitted with a quality modern suite.

Outside, the property continues to impress. An extensive gravelled driveway to the front provides off-street parking for multiple vehicles and benefits from provision for an electric vehicle charging point. To the rear, the generous garden offers a high degree of privacy and is predominantly laid to lawn, complemented by well-established shrubs and planted borders, creating a wonderful outdoor space for both keen gardeners and those simply looking to relax or entertain. Further benefits include gas-fired central heating, UPVC double glazing throughout and, with the advantage of no onward chain, this superb bungalow offers a smooth and straightforward move into one of the area's most desirable villages.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





#### Entrance Hall

12' 5" x 6' 5" (3.79m x 1.96m)  
maximum measurements

#### Lounge

15' 7" x 14' 1" (4.75m x 4.29m)  
maximum measurements

#### Conservatory

19' 2" x 8' 8" (5.84m x 2.64m)

#### Breakfast Kitchen

11' 10" x 9' 11" (3.61m x 3.02m)

#### Bedroom One

14' 4" x 11' 11" (4.37m x 3.63m)  
maximum measurements

#### Bedroom Two

11' 11" x 10' 0" (3.63m x 3.05m)

#### Bathroom

8' 9" x 6' 0" (2.67m x 1.83m)

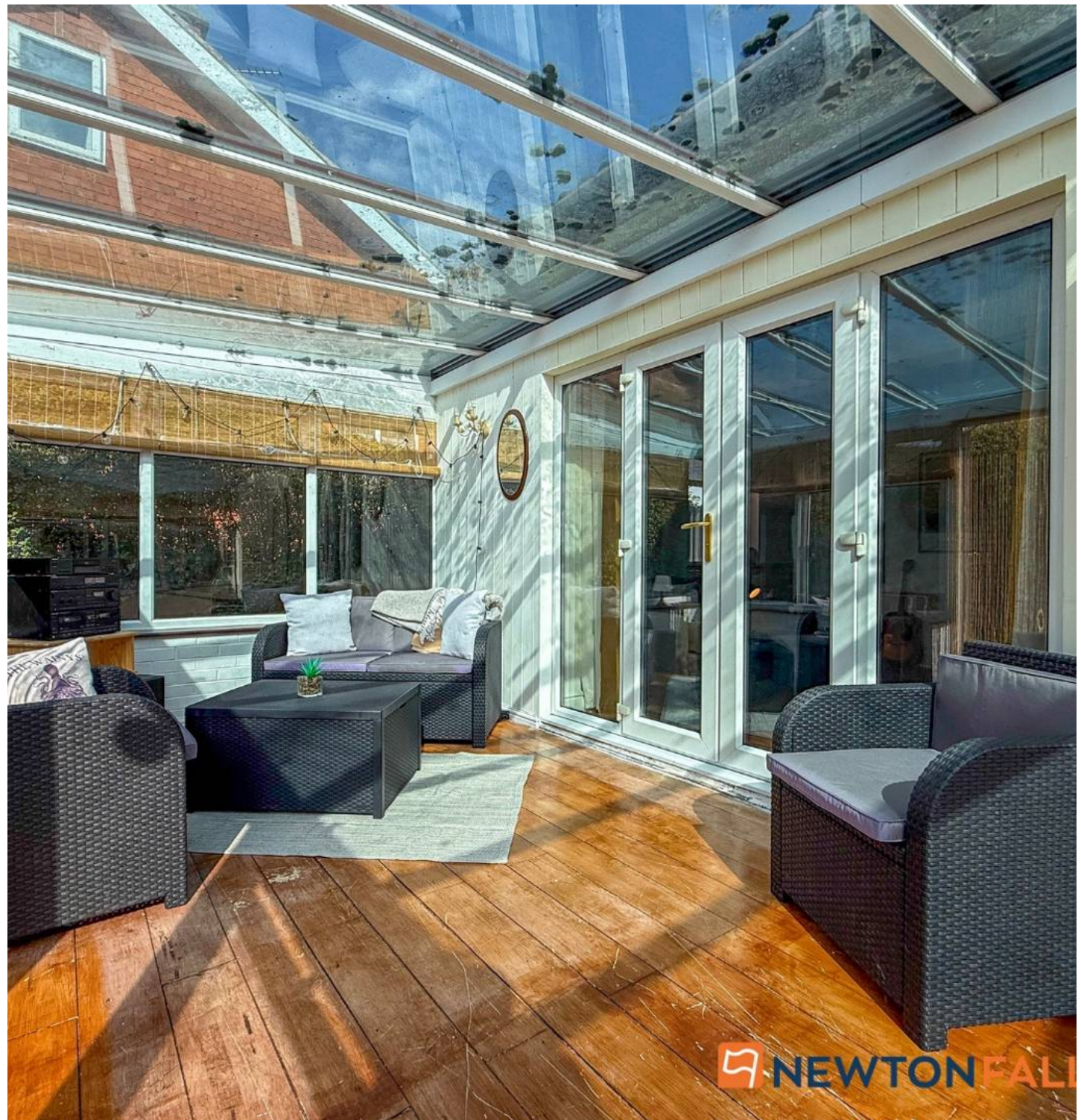


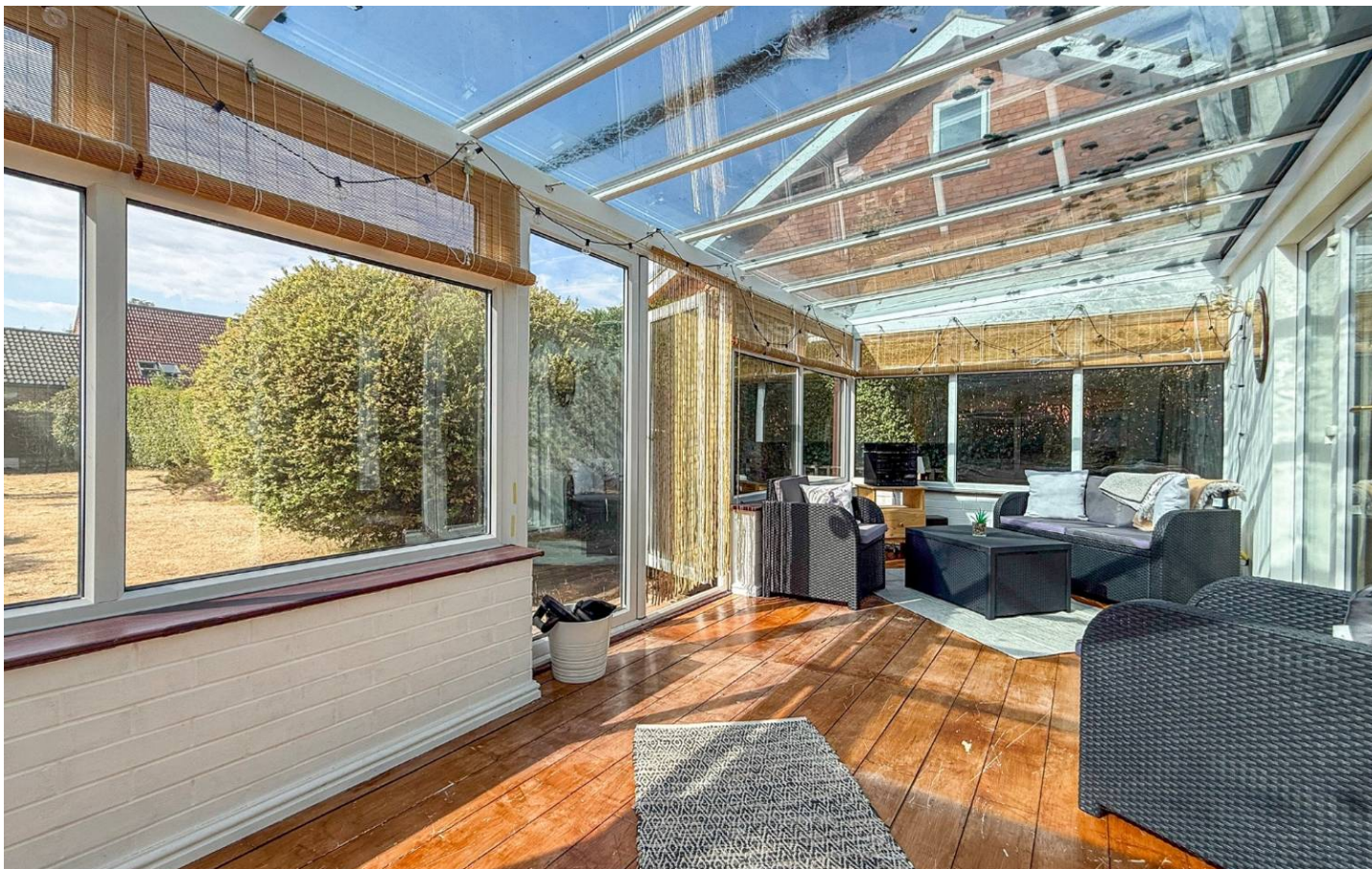
### Farndon

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.

### Services

Mains gas, electricity, water and drainage are connected.



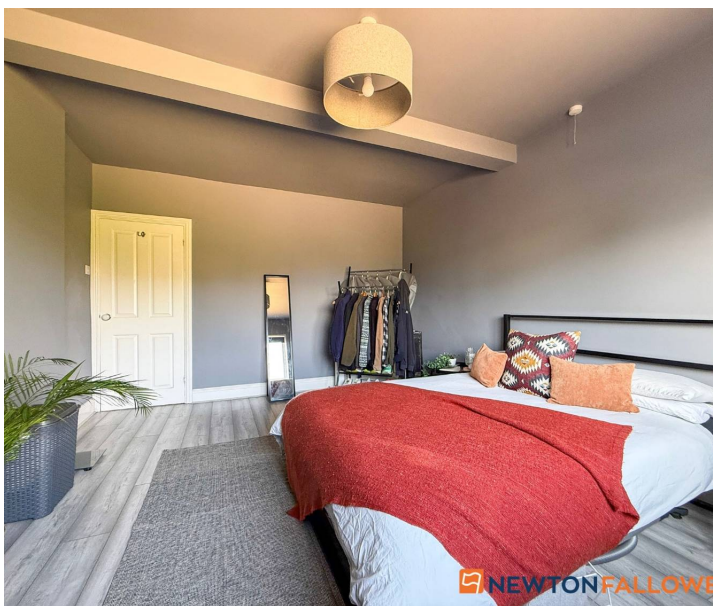


### Square Footage

The square footage for this property is approximately 920 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

### 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.



### Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

### 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 to our conveyancing partner, we 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 receive a percentage of the fees 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 receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Newton Fallowell

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 **NEWTON FALLOWELL**