



Marrison Court, Farndon



Guide Price £250,000 to £260,000



## Key Features

- Modern Detached Bungalow
- Two Double Bedrooms
- Dual Aspect Lounge/Diner
- Quality Kitchen & Shower Room
- Enclosed Private Rear Garden
- Single Garage & Driveway
- Sought After Well-Served Village
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold



Enjoying a pleasant tucked away position in the heart of the sought after village of Farndon, this detached bungalow is one of two detached bungalows set down a quiet cul-de-sac with the bungalow boasting quality well-proportioned accommodation and falls within walking distance of Riverside walks and the range of amenities the village has to offer.

The bungalow's accommodation comprises: inviting entrance hallway with two sizeable storage cupboards, spacious dual aspect lounge/diner, kitchen with appliances to include a four-ring gas hob and electric oven, two double bedrooms and a quality modern shower room.

Outside, this home boasts a low maintenance frontage with a block paved driveway providing off street parking, whilst giving access to the attached single garage. The rear garden retains a wonderful degree of privacy and is predominantly laid to lawn, with gravelled borders and fenced boundaries. Other features of the property include gas central heating (replaced December 2024) and UPVC double glazing. Viewing will be key to appreciate the quality and position of this delightful bungalow.

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 Hallway 11'6" x 4'9" (3.5m x 1.4m)

Lounge/Diner 17'7" x 12'11" (5.4m x 3.9m)

maximum measurements

Kitchen 9'9" x 8'5" (3m x 2.6m)

Bedroom One 13'3" x 9'9" (4m x 3m)

maximum measurements

Bedroom Two 11'8" x 7'7" (3.6m x 2.3m)

Shower Room 7'9" x 5'9" (2.4m x 1.8m)

Garage 17'9" x 8'6" (5.4m x 2.6m)

### Agent's Note - Access

The property is accessed via a shared drive with the neighbouring bungalow who also have right of access over the initial drive.

### 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.

### Anti-Money Laundering Regulations

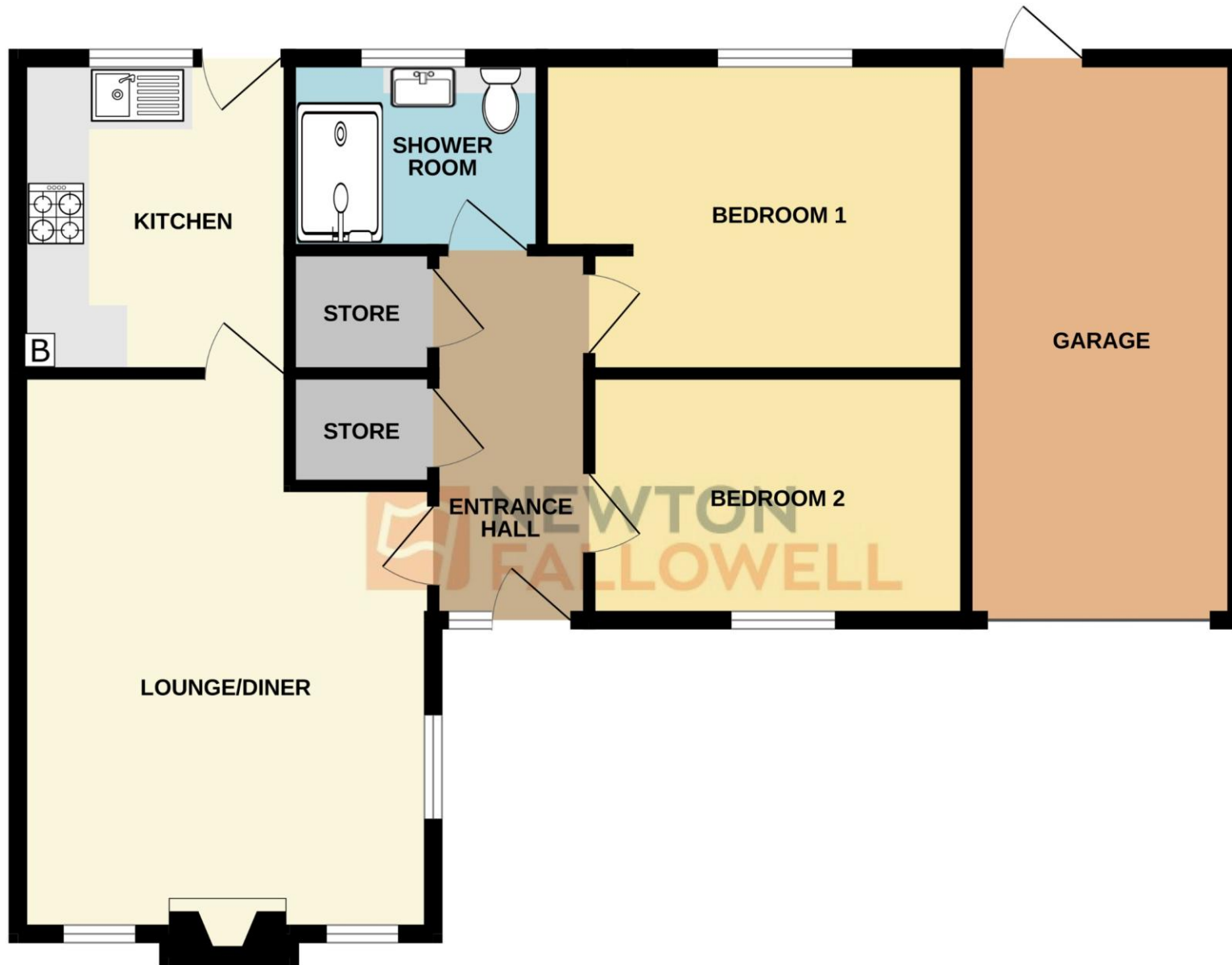
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

### 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 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.



# GROUND FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

