



Carnell Lane, Fernwood

Guide Price £400,000 to £410,000



Carnell Lane

Fernwood, Newark

An immaculately presented four/five bedroom executive detached family home, located in the popular Fernwood Village, this lovely home benefits from its detached double garage, envious rear garden and a recently upgraded bathroom and kitchen, the property offers flexibility for ground floor living to suit a buyers needs. Sitting within a cul-de-sac position Carnell Lane offers great access to both the A1 and A46.

The spacious and bright accommodation comprises of: entrance hallway, ground floor WC, study, dining room, and a stunning open plan kitchen diner with two electric ovens, five ring gas hob, two integrated fridges, an integrated freezer, dishwasher and washing machine. To the first floor there are four bedrooms all with built in wardrobes, ensuite to master bedroom, and a newly fitted family bathroom with underfloor heating (completed in May 2026).

Externally this home benefits from a detached double garage and double driveway, and a particular nice feature about this property is the generous enclosed rear garden which offers a high degree of privacy, backing onto woodland. The property further benefits from UPVC double glazing and gas central heating.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor WC

4' 4" x 3' 9" (1.32m x 1.14m)

Lounge

17' 11" x 11' 8" (5.46m x 3.56m)

Study

8' 6" x 7' 6" (2.59m x 2.29m)

Sitting Room/Dining Room

10' 5" x 9' 9" (3.18m x 2.97m)

Kitchen/Diner

17' 5" x 12' 9" (5.31m x 3.89m)

Bedroom One

17' 11" x 11' 11" (5.46m x 3.63m)

Ensuite

8' 7" x 4' 4" (2.62m x 1.32m)

Bedroom Two

12' 11" x 10' 6" (3.94m x 3.20m)

Bedroom Three

11' 7" x 9' 9" (3.53m x 2.97m)

Bedroom Four

11' 7" x 7' 10" (3.53m x 2.39m)

Bathroom

8' 11" x 6' 8" (2.72m x 2.03m)

Double Garage

17' 9" x 17' 2" (5.41m x 5.23m)



Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdresser.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £154.51 per 6 months (can be paid in instalments). There are also charges for the sale and purchase of the property and we understand also for other amendments/alterations made to the property during ownership. Please speak to a property consultant for further information.

Agents Note- Third Party Sale

We have been instructed to sell the property by a third party, who have no knowledge of the material facts relating to the external or internal components along with any further relevant information regarding this property. Due to this we have been unable to gather information on our Property Information Questionnaire.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,466 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 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



1ST 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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