

**JF**

Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



113 Station Lane Farnsfield NG22 8LB Offers over £599,000 Freehold

**A** substantially extended and well presented detached family home occupying a generous plot along one of Farnsfield's most well-regarded residential locations, offering over 2,100 square feet of versatile accommodation ideally suited to modern family life.

This impressive home combines spacious open-plan living with flexible reception space, creating a property that works equally well for growing families, home working and entertaining. The accommodation flows naturally from the welcoming entrance hall into a superb open-plan kitchen/dining room (with integrated appliances) forming the heart of the home. Fitted with a contemporary range of units, the room enjoys excellent natural light and direct access onto the front garden, creating an ideal family environment.

Complementing the kitchen is a substantial dual-aspect lounge with feature fireplace and bi-fold doors opening onto the south facing rear garden, while a separate family room/play room provides valuable additional reception space for children, teenagers or informal living. A further office/ground floor bedroom (5) offers excellent flexibility for those working from home, alongside the potential for annexe-style living if required. The ground floor is completed by a shower room, two utility rooms and integral garage.

To the first floor, the property offers four well-proportioned bedrooms arranged around a spacious landing. The principal bedroom is particularly impressive, featuring fitted and eaves storage, vaulted ceilings, Velux windows and an en-suite shower room. The remaining bedrooms are all generous in size and are served by a modern family bathroom.

Outside, the property is approached via a wide block-paved gated driveway providing ample off-road parking and access to the garage. The south facing rear garden enjoys a high degree of privacy, featuring a large lawn, established planting and a raised decked seating area and pergola, ideal for outdoor entertaining. The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs plus an excellent **B** EPC rating.

Station Lane remains one of the village's most desirable addresses, conveniently positioned within walking distance of Farnsfield's excellent range of amenities including shops, pubs, restaurants, highly regarded primary school and Southwell Trail nature reserve, whilst also offering easy access to Southwell, Newark and regional transport links.

**A spacious and highly adaptable family home in a prime village setting, offering the perfect balance of modern open-plan living and practical day-to-day functionality. Viewing essential.**



*The photo gallery...*













Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes.  
Tel **01623 392676** or email - [mail@jfea.co.uk](mailto:mail@jfea.co.uk) .

Tenure: Freehold

Council Tax Band : E

Heating: Gas fired boiler

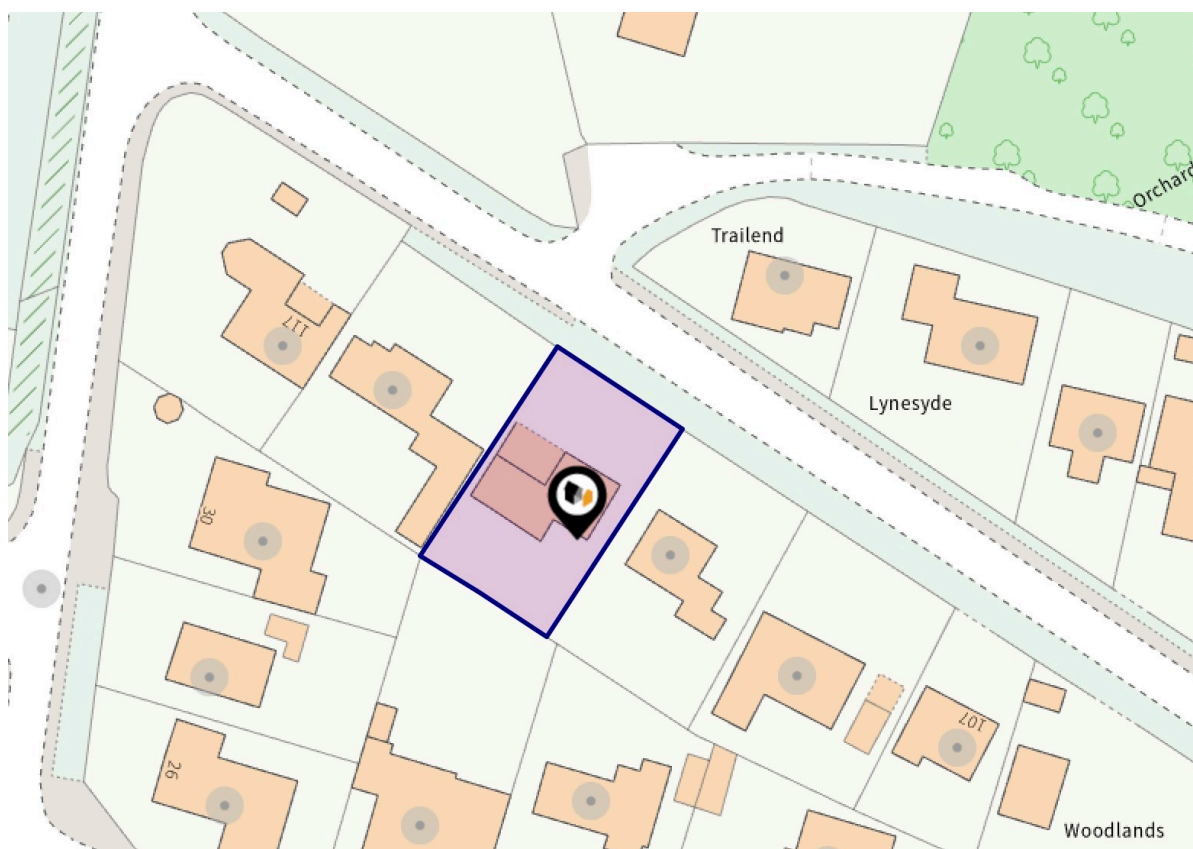
Mains drainage

Flood Risk : Low

Catchment area for the Minster School, Southwell

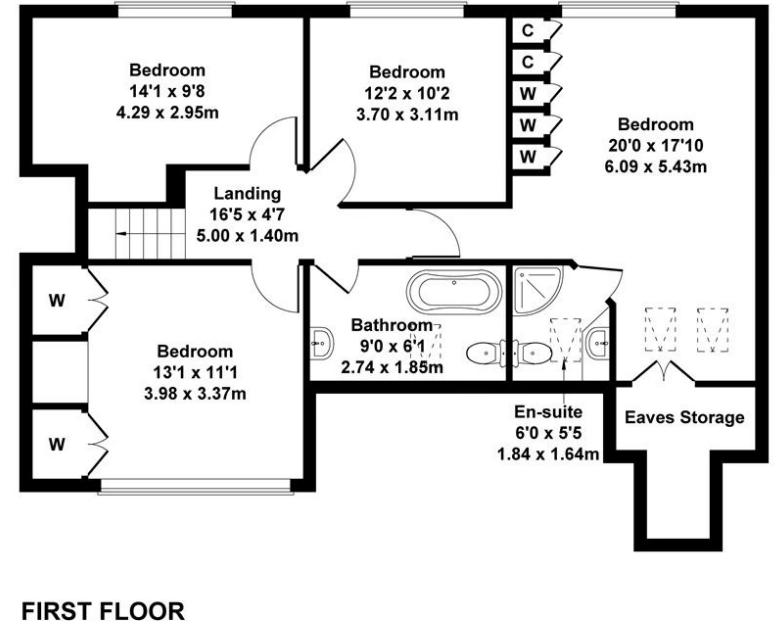
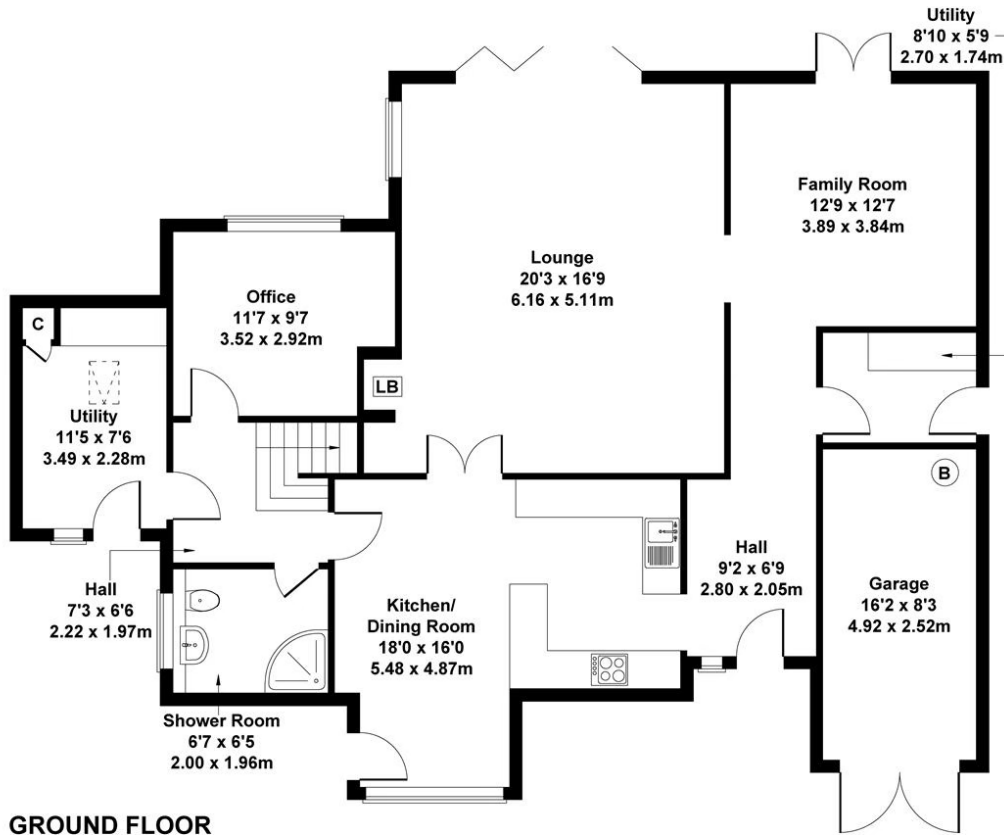
Newark Northgate commuter station to London

Kings Cross station - approx. 12.5 miles



# 113 Station Lane, Farnsfield, Newark, NG22 8LB

Approximate Gross Internal Area  
2131 sq ft - 198 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

113, Station Lane Farnsfield NEWARK NG22 8LB	Energy rating	Valid until:	28 April 2036
	<b>B</b>	Certificate number:	0236-4624-2600-0434-1222

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements