

Farndon Road, Newark

Guide Price £260,000 to £270,000

NEWTON FALLOWELL

Farndon Road

Newark

MARKETED WITH NO CHAIN Having undergone a tasteful programme of renovation and improvement, including a beautifully considered kitchen conversion and connecting extension, this charming end-terraced character home effortlessly combines period appeal with stylish contemporary living.

Occupying a convenient position within the ever-popular Farndon Road area of Newark, the property enjoys excellent access to the A46, Newark town centre and picturesque riverside walks.

A particularly appealing feature is the provision of a single garage and parking, conveniently located just off The Ivies. The thoughtfully arranged accommodation retains a wonderful sense of character whilst offering versatile living space ideally suited to modern lifestyles.

The property is entered via a useful porch leading into an L-shaped entrance hallway, with the main reception space comprising a generous lounge centred around a working fireplace. There is also a separate dining room and a versatile home office, providing flexibility for those working from home. Undoubtedly the heart of the home is the magnificent kitchen, where contemporary styling has been beautifully blended with characterful touches.

Thoughtfully designed to maximise both practicality and sociability, the kitchen incorporates an attractive built-in seating corner alongside an excellent range of integrated appliances, including an induction hob, electric oven, dishwasher, fridge and freezer.

The ground floor is further complemented by a separate utility room, cloakroom/WC and access to useful cellar rooms, providing valuable additional storage.





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To the first floor, a landing gives access to three well-proportioned bedrooms, together with an impressive four-piece family bathroom.

The bathroom has been finished to a luxurious standard, with a particularly attractive freestanding feature bath adding a touch of elegance.

Externally, the property enjoys a low-maintenance frontage, whilst the rear garden has been designed with ease of upkeep and outdoor entertaining in mind.

Predominantly gravelled, the garden incorporates a paved seating area and pathway leading through to a rear access gate. Beyond this, access is available to The Ivies, where the property's single garage and parking can be found. Further benefits include gas central heating and UPVC double glazing, with the upstairs windows having been replaced in January 2025.

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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance Hall
15' 5" x 10' 4" (4.70m x 3.15m)
maximum measurements

Ground Floor WC
4' 1" x 2' 7" (1.25m x 0.79m)

Utility Room
7' 1" x 6' 9" (2.16m x 2.06m)
maximum measurements

Lounge
15' 0" x 12' 0" (4.57m x 3.66m)

Dining Room
11' 0" x 8' 9" (3.35m x 2.67m)
maximum measurements

Home Office
13' 0" x 4' 8" (3.96m x 1.42m)
maximum measurements

Kitchen
13' 7" x 10' 11" (4.14m x 3.33m)

Bedroom One
12' 2" x 12' 0" (3.71m x 3.66m)
maximum measurements

Bedroom Two
11' 0" x 8' 9" (3.35m x 2.67m)

Bedroom Three
12' 0" x 7' 2" (3.66m x 2.18m)

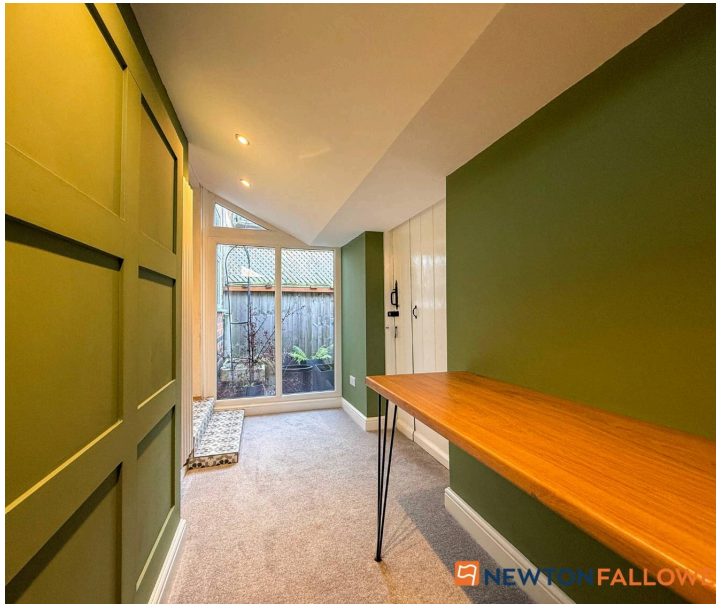
Family Bathroom
10' 11" x 7' 1" (3.33m x 2.16m)

Cellar Room 1
10' 8" x 8' 10" (3.25m x 2.69m)

Cellar Room 2
10' 8" x 7' 1" (3.25m x 2.16m)













Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,373 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.

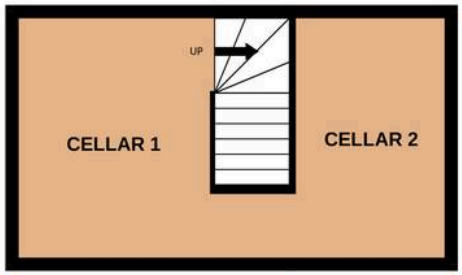






GROUND FLOOR

BASEMENT





1ST FLOOR



NEWTON FALLOWELL

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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