



The Meadows, Farndon
OIRO £190,000



The Meadows

Farndon, Newark

Situated in the highly sought-after village of Farndon, is this well-presented and spacious three-bedroom end-terraced home, making it an ideal choice for families and professionals alike. Situated close to the village shop, two public houses & riverside walks are just a short walk around the corner, making every-day life convenient and enjoyable.

Upon entering the property there is accommodation comprising of: an entrance hallway, leading to a spacious dual aspect lounge, there is then an open plan dining kitchen providing a generous space for both every-day living and entertaining guests with electric oven and gas hob with extractor over. Upstairs, three well-proportioned bedrooms offer comfortable and flexible living arrangements and a family bathroom fitted with a modern suite.

The gated parking area (subject to planning) adds a valuable practical feature, offering secure potential parking for residents and visitors. With its generous plot, this home also presents excellent potential to extend (subject to planning), allowing the opportunity to add further value and adapt the space to meet changing needs over time. The property benefits from gas central heating and UPVC double glazing throughout, ensuring energy efficiency and year-round comfort.

Council Tax Band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hallway

5' 7" x 3' 4" (1.70m x 1.02m)

Lounge

17' 10" x 11' 11" (5.44m x 3.63m)

Dining Kitchen

17' 10" x 13' 5" (5.44m x 4.09m)
maximum measurements

First Floor Landing

9' 8" x 5' 11" (2.95m x 1.80m)
maximum measurements

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m)
maximum measurements

Bedroom Three

9' 0" x 7' 11" (2.74m x 2.41m)

Bathroom

10' 1" x 5' 9" (3.07m x 1.75m)
maximum measurements



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 876 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.





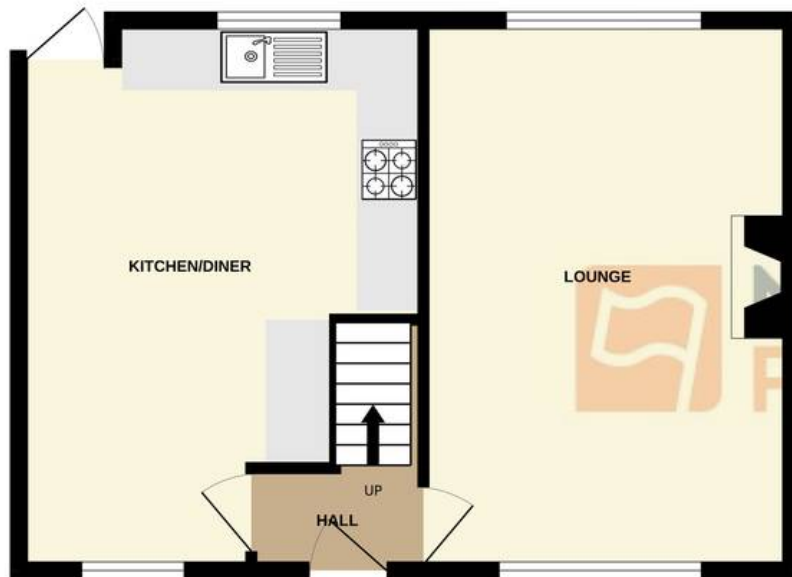
Anti-Money Laundering Regulations

Intending purchasers will be asked to 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.

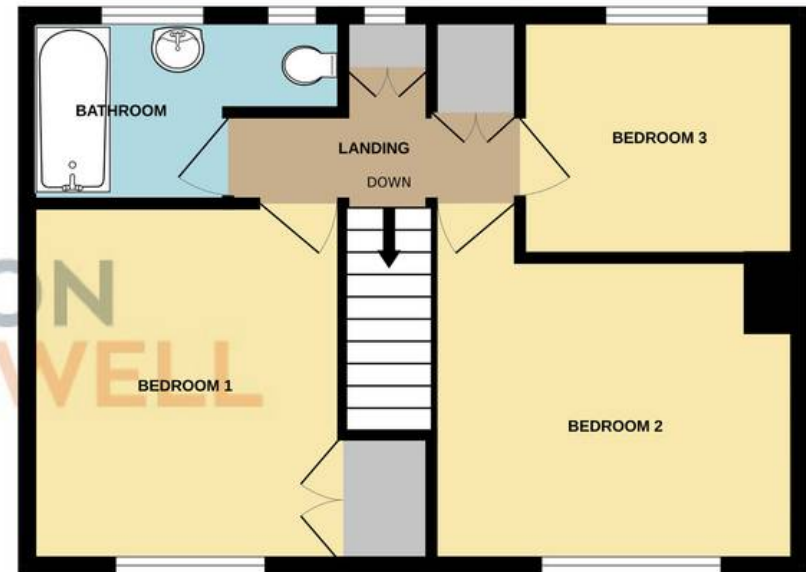
Referrals

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



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.
Made with Metropix ©2026



Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

 **NEWTON FALLOWELL**