



Brockton Avenue, Farndon



3



1



1

Asking Price £250,000



Key Features

- Detached Bungalow
- Sought After Village Location
- Three Well-Proportioned Bedrooms
- Generous Lounge/Diner & Kitchen
- Loft Rooms With Potential
- Generous Gardens With Outbuilding
- No Chain
- Council Tax Band: C
- EPC Rating: D
- Tenure: Freehold



MARKETED WITH NO CHAIN Offering superb potential with scope for extension and converting the loft, this established detached bungalow benefits from a deceptive plot with generous gardens, detached garage/workshop and useful detached outbuilding. Set in the popular village of Farndon, the property boasts superb access to the A46, Newark town centre and a range of local village amenities.

The property's accommodation comprises: L-shaped hallway, spacious dual aspect lounge/diner, kitchen with appliances to include a four-ring gas hob and electric oven, with useful pantry/store cupboard, three well-proportioned bedrooms, two of which having a form of fitted storage, and a further shower room. Loft access from bedroom three gives access to two versatile loft rooms, with potential for conversion if required.

Outside, the property is approached with a lawned area and driveway that leads down the side of the property, providing off street parking and leads up to the detached garage. The garage enjoys an electric roller door, inspection pit and has a sliding door through to a workshop space. The rear garden is split into three areas, with a large paved entertaining area with access to a versatile detached outbuilding and then access to two separate lawned areas. The plot is SOUTHEAST FACING and like the property, offers brilliant potential for a buyer to make it their own. Other features of the property include gas central heating and UPVC double glazing. 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.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 9'3" x 3'11" (2.8m x 1.2m)

Lounge/Diner 19'0" x 13'5" (5.8m x 4.1m)

maximum measurements

Kitchen 11'2" x 9'3" (3.4m x 2.8m)

maximum measurements

Inner Hall 14'5" x 2'11" (4.4m x 0.9m)

Bedroom One 12'0" x 11'11" (3.7m x 3.6m)

maximum measurements

Bedroom Two 11'11" x 9'11" (3.6m x 3m)

maximum measurements

Bedroom Three 10'3" x 8'0" (3.1m x 2.4m)

Shower Room 8'3" x 7'0" (2.5m x 2.1m)

maximum measurements

Loft Room 1 12'10" x 9'10" (3.9m x 3m)

maximum measurements

Loft Room 2 9'6" x 7'1" (2.9m x 2.2m)

Garage 15'4" x 9'10" (4.7m x 3m)

Workshop 12'1" x 9'0" (3.7m x 2.7m)

Garden Store 11'7" x 5'9" (3.5m x 1.8m)

Agent's Note - Title

We have been advised that the title is unregistered. However, if a sale is negotiated quickly, then a copy of the Memorandum of Sale will need to be submitted to the Land Registry in order to request the application to be expedited. This is at the discretion of the Land Registry.

Agent's Note - Probate

Please be advised that the sale of this property is subject to probate which has been granted.

Services

Mains gas, electricity, water and drainage are connected.

Please note that we have been advised by the owner that the boiler has developed a fault, and the gas has been capped. For more information, please contact the office.

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.

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.



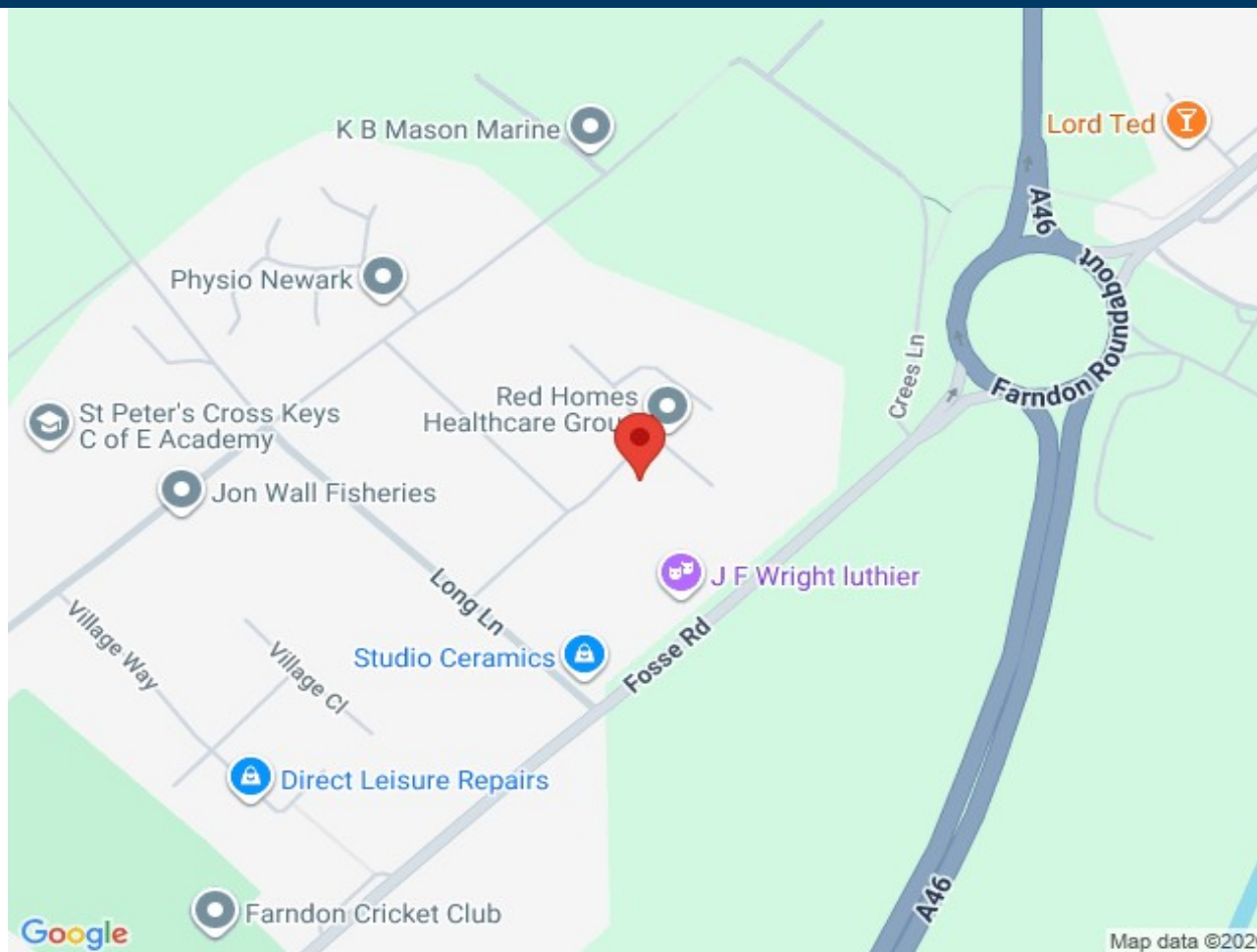
OUBUILDINGS

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

