



**West End, Fosse Road, Farndon,
Newark, NG24 3SF**



Book a Viewing!

Offers In Excess of £725,000

An excellent Detached Bungalow located on the outskirts of the sought after village of Farndon and being within dose proximity to the market town of Newark. Outside, the property is situated within extensive grounds which we have been advised by the vendor extends to approx 3.5 Acres. The gardens and grounds lead down to the River Trent, with a private mooring. There is also an outdoor Swimming Pool with a Sauna and Shower Room/Changing Room. There is an additional Detached Annex (Granny Flat) offering additional accommodation comprising of an Entrance Hall, Open Plan Lounge and Kitchen Area, Bedroom and Shower Room with an external balcony providing pleasant views over the grounds and towards the River Trent. The accommodation within the Bungalow (West End) briefly comprises of an Entrance Porch, Main Entrance Hall, spacious Lounge, Dining Area, excellent fitted Kitchen, Conservatory, Two Ground Floor Bedrooms, Dressing Area, En-suite, Shower Room and stairs leading to the First Floor Loft Conversion/Bedroom. Outside, there are extensive and well maintained gardens, double pond/lake with a bridge across, driveway and detached triple garage. Viewing of this property is highly recommended to appreciate this unique opportunity and lovely position.



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SERVICES

All mains services available. Gas central heating.

EPC RATINGS

Main Property – D

Annex (Granny Flat) – to follow.

COUNCIL TAX BAND

Main Property – E (E rating only applies if the annex is unoccupied)

Annex (Granny Flat) - A

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Farndon is a small village and civil parish in the Newark and Sherwood district of Nottinghamshire. It lies along the historic Fosse Road, on the banks of the River Trent and approximately 3 miles South West of Newark On Trent. The village is known for scenic riverside walks and wildlife, water based recreation and traditional pubs and is a desirable residential village due to its proximity to Newark Town Centre.



ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

With UPVC entrance door and side windows, radiator, tiled floor and coving to ceiling.

LOUNGE

22' 8" (max) 21' 6" (min) x 13' 5" (6.91m x 4.09m) With UPVC French doors and side windows, wood burner and feature stone fireplace, two feature radiators, coving to ceiling and TV media wall.

DINING AREA

22' 3" x 9' 10" (6.78m x 3m) With UPVC windows, two radiators, tiled flooring and UPVC French doors to conservatory.

CONSERVATORY

21' 6" x 11' 0" (6.55m x 3.35m) With UPVC windows and glass roof and UPVC French/patio doors, electric underfloor heating

KITCHEN

15' 1" x 13' 5" (4.6m x 4.09m) Fitted with a range of high quality kitchen units and Quartz worktops, a range of integrated Miele appliances incorporating induction hob, extractor hood, microwave, warming drawer, oven, coffee machine and wine fridge, integrated fridge/freezer and dishwasher, coving to ceiling, UPVC window and double glazed side entrance door.

WASH ROOM/UTILITY ROOM

5' 5" x 5' 6" (1.66m x 1.67m) With plumbing for washing machine, radiator, UPVC window and gas central heating boiler.

BEDROOM

14' 5" x 12' 11" (max) (4.39m x 3.94m) With UPVC window to front elevation, range of fitted wardrobes, radiator and coving to ceiling.

BEDROOM

12' 11" x 9' 0" (3.94m x 2.74m) With UPVC window, radiator and coving to ceiling.

DRESSING AREA

9' 10" x 7' 2" (3m x 2.18m) With stairs rising to the first floor bedroom/loft conversion, UPVC window and radiator.

EN-SUITE SHOWER ROOM

With suite comprising of a shower cubical, WC, wash hand basin, tiled flooring and walls, towel radiator, inset spotlights, extractor fan and UPVC window.

SHOWER ROOM

With suite comprising of large walk-in shower area, feature wash hand basin, WC, feature towel radiator, tiled flooring and walls, inset spotlights, extractor fan, airing cupboard with hot water cylinder and UPVC window.

FIRST FLOOR LANDING

LOFT CONVERSION/BEDROOM

22' 10" x 13' 6" (6.96m x 4.11m) maximum measurement excluding the sloping ceiling. With five Velux windows, radiator, inset spotlights, storage areas and doors leading to further additional storage room.

STORAGE ROOM





ANNEX (GRANNY FLAT)

ENTRANCE HALL

With UPVC double doors and tiled flooring.

OPEN PLAN LIVING & KITCHEN AREA

18' 8" x 10' 11" (5.69m x 3.33m) With UPVC double patio/French doors leading to the balcony, radiator, coving to ceiling and tiled flooring.

Kitchen area fitted with a range of kitchen units, fitted oven and hob, sink with mixer and drainer, plumbing for washing machine, integral fridge/freezer and dishwasher, coving to ceiling, part tiled surround and UPVC window.

BEDROOM

16' 1" x 11' 0" (4.9m x 3.35m) With UPVC window, coving to ceiling and radiator.

SHOWER ROOM

With suite comprising of fitted shower cubical, WC, wash hand basin, tiled flooring and walls, radiator and cupboard housing the gas central heating boiler.

BALCONY / SEATING AREA

SWIMMING POOL

42' 8" x 20' 1" (13m x 6.12m) With heated swimming pool, tiled flooring, hot tub, skylights, light and power, air exchange system, a range of windows and sliding doors.

SAUNA

6' 10" x 4' 11" (2.08m x 1.5m)

SHOWER / CHANGING ROOM

6' 10" x 6' 7" (2.08m x 2.01m) With fitted shower cubicle, WC, wash hand basin, towel radiator and window to side elevation.

BOILER / PLANT ROOM

6' 9" x 5' 11" (2.05m x 1.8m) With Vaillant gas central heating boiler and swimming pool filtration system.

OUTSIDE

The property is situated within extensive grounds which we have been advised by the vendor extends to approx 3.5 Acres. A private road provides access to the property, leading to an electric gated entrance and an extensive driveway offering off-road parking for numerous vehicles, along with access to the triple garage.

To the front, there are shaped lawned areas with a wide variety of flowerbeds and mature trees. A pathway leads to the front door and continues to the side, where there is a greenhouse, outside tap, shed and fruit enclosure.

To the rear of the bungalow, there is a patio and gravelled area, along with a composite decked seating area and a covered seating space with a pergola, complemented by a range of flowerbeds.

Additional features include an outside store (approximately 8' 3" x 4' 11") and a summerhouse/bar (approximately 13' 3" x 9' 5") with two double glazed windows, light, and power.

The grounds also feature a double pond/lake with a footbridge, extending down to the River Trent, where there is a private mooring and fishing rights. Further benefits include a woodland area, an alarmed steel container, and a large open cart shed/storage area.





TRIPLE GARAGE
38' 1" x 17' 0" (11.61m x 5.18m) With double up-and-over door and single up-and-over door, light and power, alarm, UPVC window and double entrance doors.

WEBSITE
 Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mun dys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT
 We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO
 Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and G Ison Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME
 An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE
 We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE
 1. None of the services or equipment have been checked or tested.
 2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL
 If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

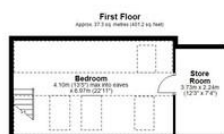
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Ground Floor
Approx. 217 sq. metres (2455 sq. feet)



First Floor
Approx. 117 sq. metres (1262 sq. feet)

Total area: approx. 375.0 sq. metres (4056.9 sq. feet)
For information only, not for sale
Please contact the agent for details

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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.