



Fosse Road, Farndon

Guide Price £250,000 to £260,000



Fosse Road

Farndon, Newark

MARKETED WITH NO CHAIN With huge potential, this non estate extended detached home is conveniently positioned in the sought after village of Farndon, boasting superb access to the A46 and Newark town centre, whilst enjoying a range of local village amenities. The property benefits from an extensive rear garden, flexible living accommodation and a generous driveway with detached single garage.

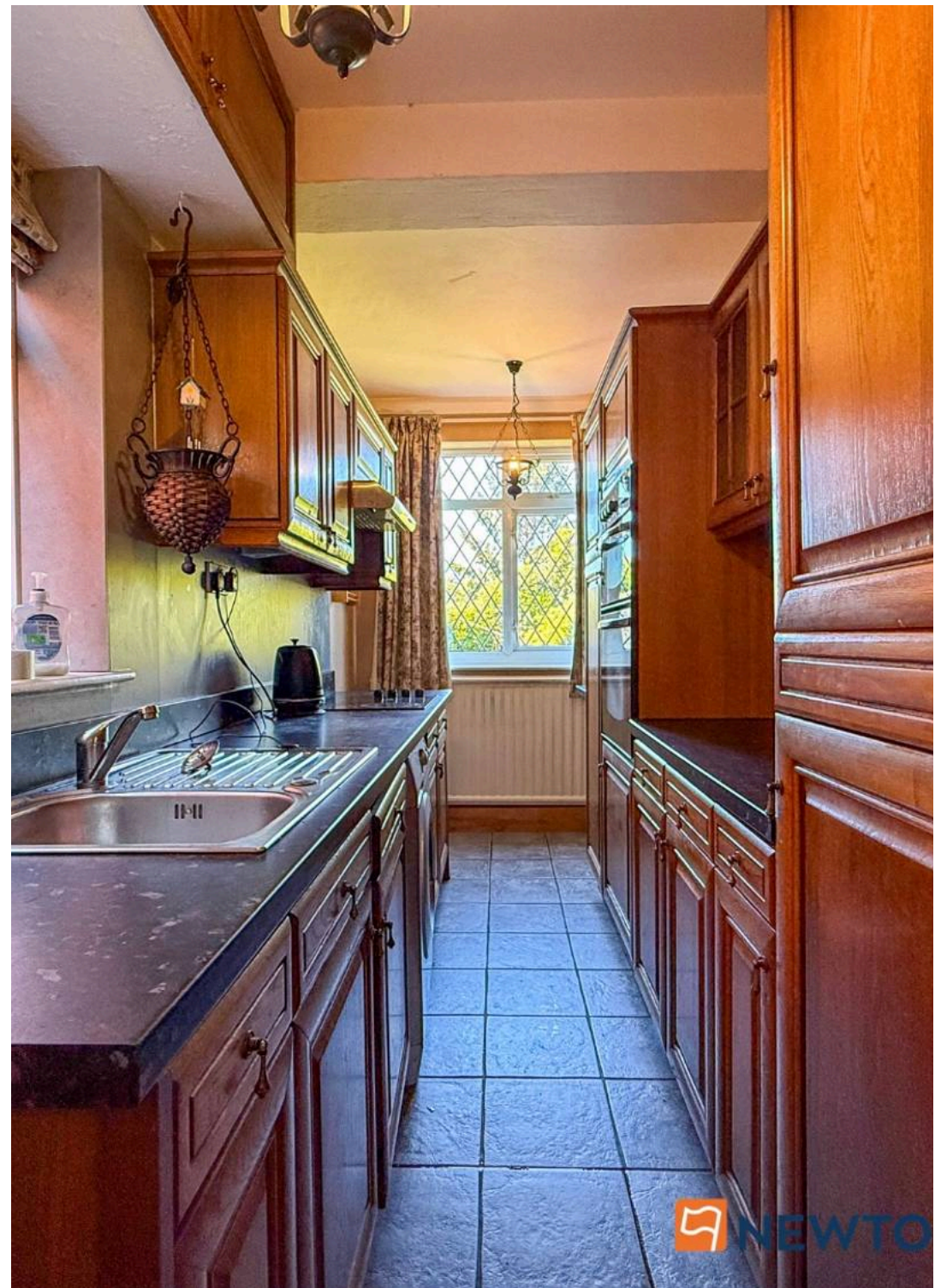
The property's accommodation comprises to the ground floor: welcoming entrance hallway with under stairs cupboard, bay fronted lounge, large dining room with sliding doors to the rear garden, and a kitchen with appliances to include a four ring electric hob, electric oven and integrated fridge/freezer. To the first floor, there is a family bathroom suite and three bedrooms, with one bedroom having a bay window.

Outside, the property is set back from the main road and enjoys a gated entrance that opens through to the driveway, which extends down the side of the house up to the detached garage. The frontage is mature with a variety of plants and shrubs. The rear garden offers a real wow factor, with its wonderful degree of privacy and versatile areas within the garden. It is planted with a mixture of established plants, shrubs and trees, and benefits from a superb paved entertaining area as well as fish pond. There are also two external stores that can be found at the rear of the garage. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Entrance Hall

15' 0" x 6' 0" (4.57m x 1.83m)
maximum measurements

Lounge

13' 5" x 10' 11" (4.09m x 3.33m)
maximum measurements into bay window

Dining Room

18' 10" x 10' 6" (5.74m x 3.20m)

Kitchen

15' 8" x 5' 11" (4.78m x 1.80m)

Bedroom One

13' 10" x 10' 4" (4.22m x 3.15m)
maximum measurements into bay window

Bedroom Two

10' 11" x 10' 10" (3.33m x 3.30m)
maximum measurements

Bedroom Three

7' 5" x 6' 8" (2.26m x 2.03m)

Bathroom

7' 8" x 5' 10" (2.34m x 1.78m)

Garage

15' 8" x 8' 0" (4.78m x 2.44m)

Store 1

7' 5" x 5' 9" (2.26m x 1.75m)

Store 2

5' 10" x 2' 10" (1.78m x 0.86m)

Agent's Note - Probate

The sale of this property is subject to Probate. As of 1st May 2026 probate has been granted.



Farndon

The ever-popular village of Farndon is situated just 2 miles west of Newark and benefits from an array of amenities including a shop and post office, hairdressers, and a number of public houses and restaurants with most having a delightful riverside setting. There is also a village primary school St Peters, Cross Keys C of E Primary Academy and a village hall.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,141 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.





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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