Linton Close, Farndon

Guide Price £200,000 to £210,000

NEWTON FALLOWELL

Linton Close

Farndon, Newark

MARKETED WITH NO CHAIN Beautifully presented throughout and offered in true move-in-ready condition, this immaculate semi-detached home occupies a generous plot in the highly sought-after riverside village of Farndon. Combining stylish interiors with practical living space, the property enjoys an enviable location close to a range of local amenities, picturesque riverside walks, and excellent transport links to Newark town centre, the A46 and the A1, making it an ideal choice for commuters and professionals alike.

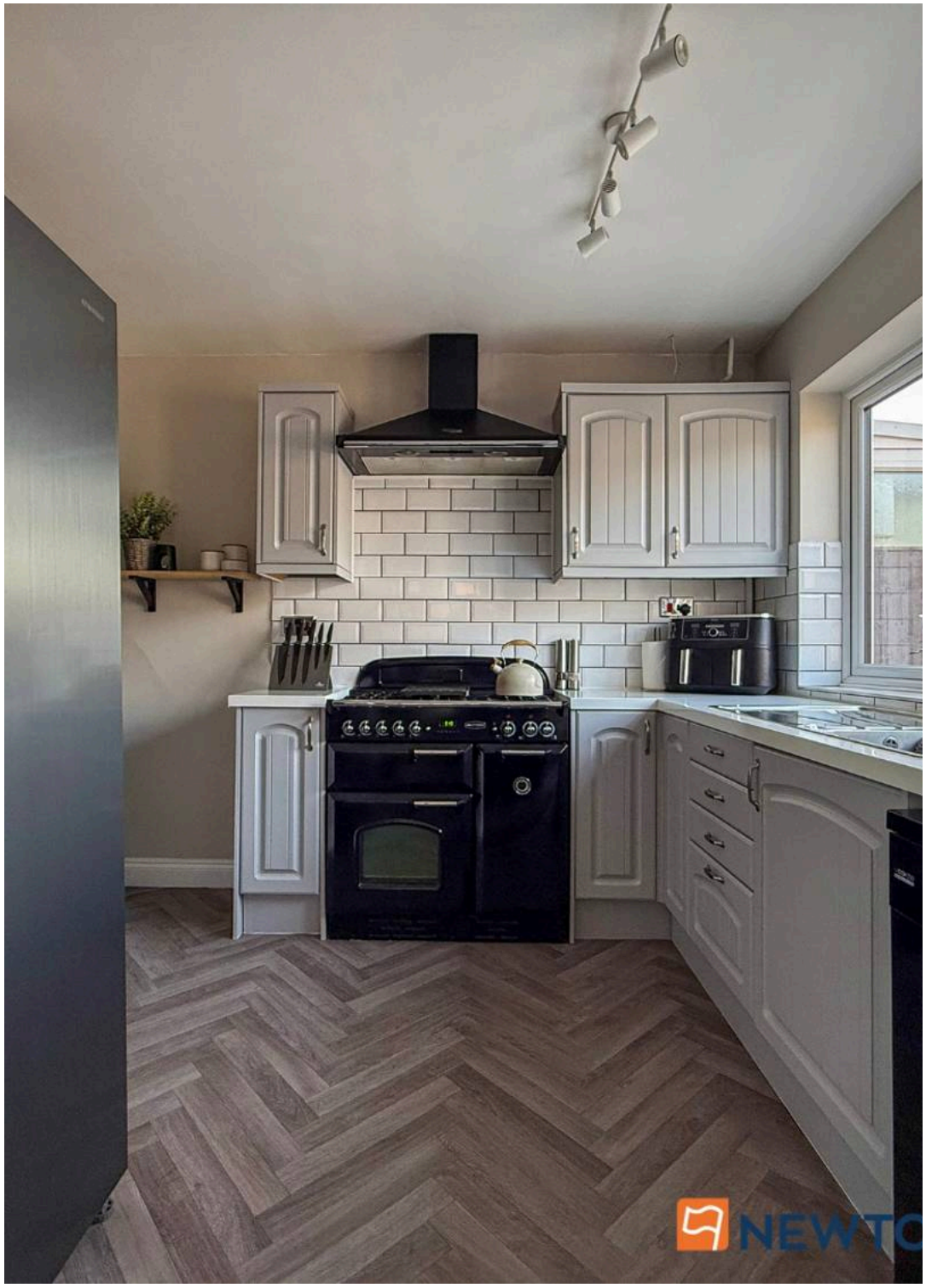
The accommodation begins with an entrance hall, leading into a spacious and inviting lounge, where a charming log-burning stove creates a warm focal point. To the rear of the property is a superb open-plan dining kitchen, providing an excellent space for both everyday living and entertaining. The kitchen offers provision for a gas range cooker, while the dining area enjoys direct access to the rear garden and a useful utility area with additional storage, further enhancing the practicality of the home. Upstairs, the property continues to impress with two generous double bedrooms, one benefiting from fitted storage, and a beautifully appointed four-piece family bathroom featuring both a separate bath and shower.

Externally, the home occupies a deceptively generous plot. To the front is a gravelled driveway providing off-road parking, while a gated side driveway leads to the detached single garage, offering ideal access for a small car or motorcycle. The garage is fitted with an electric roller door and provides excellent additional storage. The enclosed rear garden is particularly generous in size, being predominantly laid to lawn to create an attractive and low-maintenance outdoor space, perfect for relaxing or entertaining. Further benefits include gas central heating, UPVC double glazing, and the added advantage of being offered to the market with no onward chain, allowing for a smoother purchase process.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



Entrance Hall
3' 10" x 3' 9" (1.17m x 1.14m)

Lounge
16' 4" x 11' 11" (4.98m x 3.63m)
maximum measurements

Kitchen
9' 11" x 8' 11" (3.02m x 2.72m)
maximum measurements

Dining Room
9' 11" x 6' 10" (3.02m x 2.08m)
maximum measurements

Bedroom One
13' 3" x 8' 10" (4.04m x 2.69m)

Bedroom Two
13' 1" x 8' 11" (3.99m x 2.72m)
maximum measurements

Family Bathroom
10' 0" x 6' 11" (3.05m x 2.11m)

Detached Garage
16' 2" x 8' 7" (4.93m x 2.62m)

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 873 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.

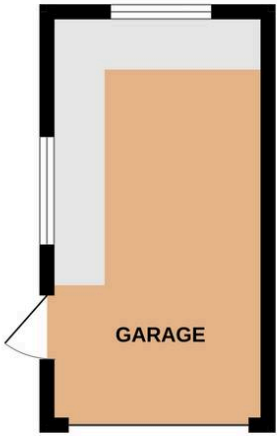
Anti-Money Laundering Regulations

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.

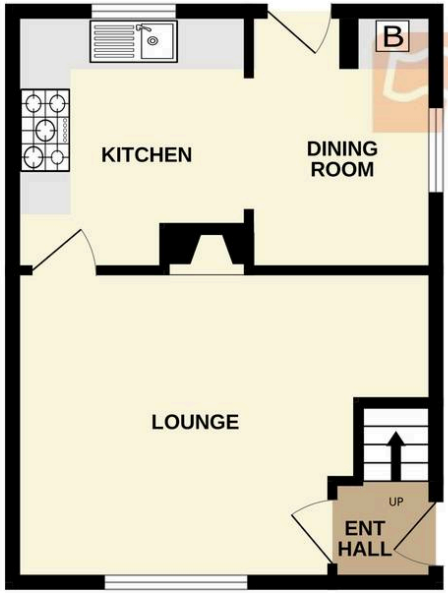
Referrals

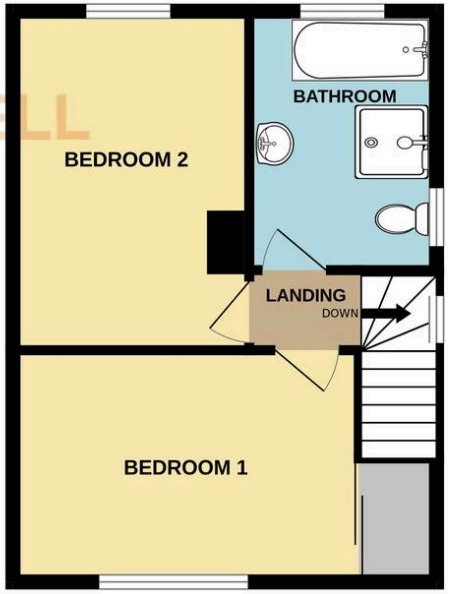
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no 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



1ST FLOOR





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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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