



16 Spring Lane

Farnsfield, Newark, NG22 8LD



Book a Viewing

£385,000

No Onward Chain – Situated in a quiet cul-de-sac location within easy walking distance of Farnsfield village and its excellent range of shops and amenities, this spacious and well-appointed detached bungalow offers versatile and comfortable accommodation throughout. The property briefly comprises an Entrance Hall, generous Living Room, Dining Room, Kitchen/Breakfast Room, Master Bedroom with En-suite Shower Room, two further Bedrooms and a Family Bathroom. Outside, the property benefits from a detached double garage and driveway, front garden, enclosed private rear garden with lawn and patio, together with a useful side storage area. Viewing is essential to fully appreciate the spacious accommodation, generous outside space and desirable location this bungalow has to offer.





ACCOMMODATION

ENTRANCE HALL

With a double glazed door, radiator, access to the loft space, store cupboard and cinder cupboard.

LIVING ROOM

11' 9" x 18' 8" (3.58m x 5.69m) With double glazed bay window to the front elevation, two radiators and a coal effect gas fire with feature surround.

DINING ROOM

18' 6" x 8' 4" (5.64m x 2.54m) With double glazed sliding patio doors to the rear garden, radiator and door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

8' 9" x 20' 4" (2.67m x 6.2m) With a range of wall and floor mounted cupboards and drawers, double glazed window to the rear elevation, roll top work surface with inset stainless steel single sink unit, spaces and plumbing for dishwasher and washing machine, space for fridge freezer, electric Bosch double oven, Creda hob with extractor hood over, radiator, wine rack, access to the roof space with a loft ladder, microwave shelf and double glazed door to the front elevation.





BEDROOM

16' x 10' 10" (4.88m x 3.3m) With double glazed windows to the rear and side elevations, radiator and door off to en-suite.

EN-SUITE

6' 4" x 7' 6" (1.93m x 2.29m) With suite to comprise of walk-in shower, low level WC and pedestal wash hand basin, fully tiled surround, heated towel rail and a double glazed window to the side elevation.

BEDROOM

11' 6" x 9' 2" (3.51m x 2.79m) With double glazed window to the front elevation and radiator.



BEDROOM

7' 9" x 9' 11" (2.36m x 3.02m) With double glazed window to the front elevation and radiator.

BATHROOM

7' x 7' 6" (2.13m x 2.29m) With suite to comprise of bath with shower over and side screen, low level WC and a pedestal wash hand basin, fully tiled surround, radiator, a double glazed window to the side elevation and a Viessmann central heating boiler.

OUTSIDE

To the front of the property there is a tarmac driveway which gives access to the double garage. The front garden area has mature shrubs, flowers and gated access leading to the rear. To the rear of the property there is a totally enclosed lawned garden with well-established flower/shrub borders, rear patio area, external tap and side storage area with bin storage.



DOUBLE GARAGE

17' 6" x 16' 6" (5.33m x 5.03m) With two electric up and over doors, light, power and ample eaves storage space.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

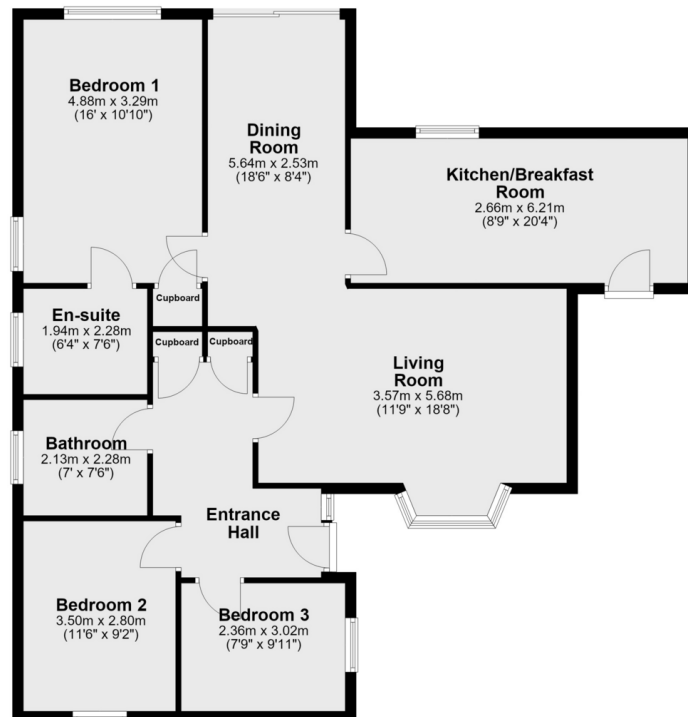
TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

For Illustration Purposes Only
Plan produced using PlanUp.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 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

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