



Fosse Road, Farndon, Newark

 3  1  2  E

 OLIVER REILLY



Fosse Road, Farndon, Newark

- SPACIOUS DETACHED HOUSE
- POPULAR & WELL SERVED VILLAGE LOCATION
- GF W.C & FIRST FLOOR SHOWER ROOM
- EXTENSIVE DRIVEWAY TO THE REAR
- EASE OF ACCESS ONTO A46, A1 & TO TOWN CENTRE
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN WITH POTENTIAL TO EXTEND (STPP)
- MODERNISATION REQUIRED! SCOPE TO MAKE YOUR OWN!
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'E'

MAKE THIS HOUSE YOUR HOME!!..

Not only is this EXTENDED detached family-sized home presenting a REAL BLANK CANVAS it's a wonderful opportunity to get yourself into a HIGHLY DESIRABLE and WELL-SERVED village. Pleasantly positioned on the outskirts of Newark Town Centre. Close to amenities and idyllic countryside walks. Along with boasting ease of access onto the A46 & A1. If you're searching for a labour of love and a PLACE TO MAKE YOUR OWN then NOW IS THE TIME to view this perfectly proportioned detached house, constructed in the 1930's. Occupying an enviable 0.17 of an acre plot, that promotes exiting scope for further extensions (Subject to relevant planning approvals).

The sizeable internal layout comprises: Entrance hall, a generous dual-aspect lounge, spacious kitchen with walk-in pantry, an equally large DUAL-ASPECT dining room, utility room and ground floor W.C.

The first floor provides a shower room, separate W.C and THREE EXCELLENT SIZED BEDROOMS. Two of which are enhanced with fitted storage cupboards.

Externally, the POTENTIAL & POSSIBILITIES continue to both the front and rear gardens. There is an EXTENSIVE MULTI-VEHICLE DRIVEWAY, located at the bottom of the generous rear garden. Accessed via Long Lane. The front garden promotes great scope for an additional driveway. Subject to relevant approvals.

Additional benefits of this potential-filled property include uPVC double glazing and gas central heating.

EMBRACE THE SPACE & SEIZE THE OPPORTUNITY!.. This house is crying out for a new lease of life and stands ready to be made into YOUR HOME!!! Marketed with **NO ONWARD CHAIN!!**.

Asking Price: £240,000



ENTRANCE HALL:	14'6 x 6'10 (4.42m x 2.08m)
DUAL-ASPECT LOUNGE:	14'7 x 10'10 (4.45m x 3.30m)
SPACIOUS KITCHEN:	12'10 x 9'10 (3.91m x 3.00m)
Max measurements provided.	
EXTENDED DINING ROOM:	14'10 x 10'10 (4.52m x 3.30m)
UTILITY ROOM:	7'1 x 5'5 (2.16m x 1.65m)
Max measurements provided.	
GROUND FLOOR W.C:	3'6 x 2'6 (1.07m x 0.76m)
FIRST FLOOR LANDING:	6'4 x 2'8 (1.93m x 0.81m)
MASTER BEDROOM:	14'7 x 10'10 (4.45m x 3.30m)
BEDROOM TWO:	10'10 x 9'10 (3.30m x 3.00m)
BEDROOM THREE:	10'10 x 6'10 (3.30m x 2.08m)
Max measurements provided.	
SHOWER ROOM:	6'10 x 6'9 (2.08m x 2.06m)
Max measurements provided.	
FIRST FLOOR W.C:	3'10 x 2'8 (1.17m x 0.81m)

EXTERNALLY:

This conveniently positioned detached home, is set in one of Newark's most popular villages. Close to an array of amenities and well-connected main roads. The property stands proud on a 0/17 of an acre plot. The front aspect provides a concrete pathway leading to the front entrance door. The large front garden is predominantly gravelled. Hosting a range of establishes bushes. There are mature privet hedged side and front boundaries. The concrete pathway continues to the right side aspect, with open-access down to the LARGE REAR GARDEN. Predominantly laid to lawn, with substantial paved hard-standing for a large summer house and garden shed. There are secure wooden double gates, giving access onto Long Lane. The bottom of the garden provides generous concrete hard-standing, ensuring AMPLE OFF-STREET PARKING for a variety of vehicles. Accessed via Long Lane.

There is sufficient space and scope to extend the property further. Subject to relevant planning approvals. There are mature and high-level hedged side and rear boundaries.





Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: All services/appliances have not and will not be tested.

Approximate Size: 998 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'E' (46)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

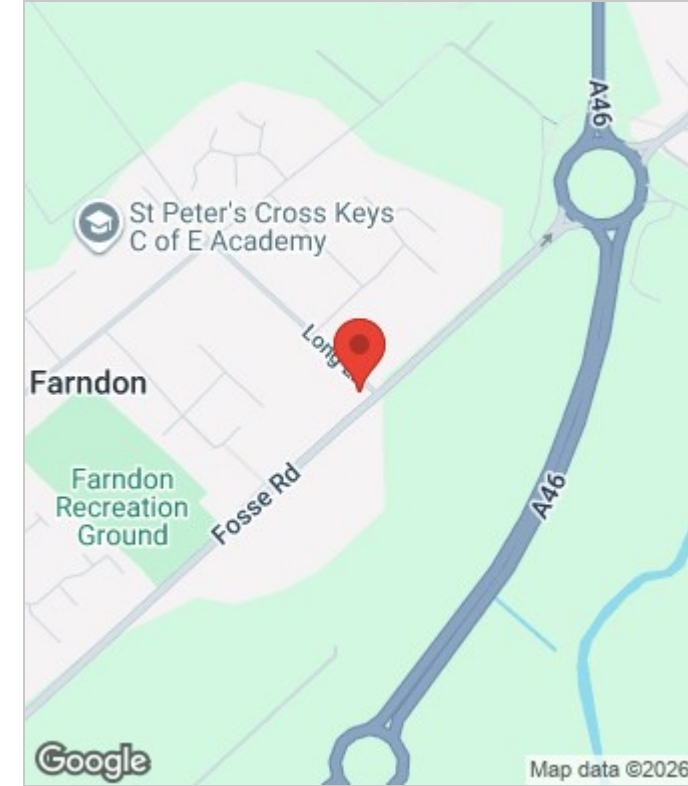
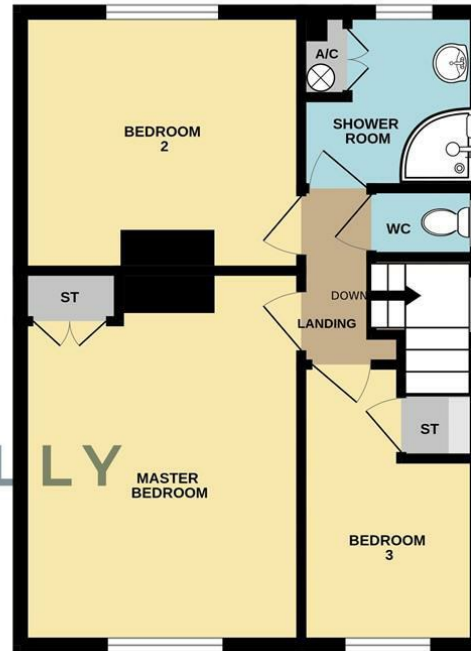
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 