



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



48 Station Lane Farnsfield NG22 8LA Offers over £289,950 Freehold

Affordable, spacious and perfectly located.

We are delighted to present to the market this spacious and very well presented 3 bedroom semi detached house with double length garage, extensive driveway parking and good size rear garden.

The property also benefits from spectacular south facing views across Farnsfield Cricket Club grounds and is walking distance to the village centre shops, cafes and restaurants, St Michaels primary school, doctors surgery, pharmacy, tennis club and the Southwell Trail nature reserve. Inside, the property has been recently re-decorated and features a newly fitted luxury bathroom with separate shower, attractive lounge with log burner, spacious dining kitchen and rear conservatory. Our clients have also acquired planning consent for a single storey rear extension further increasing the existing living and kitchen area plus the addition of a new front porch, downstairs cloakroom and pantry.

Farnsfield is a most sought after rural village with a great sense of community and excellent shopping facilities and amenities. It is well located approximately 10 minutes drive from Southwell and is in the catchment area for the highly regarded Minster secondary school. No onward chain.









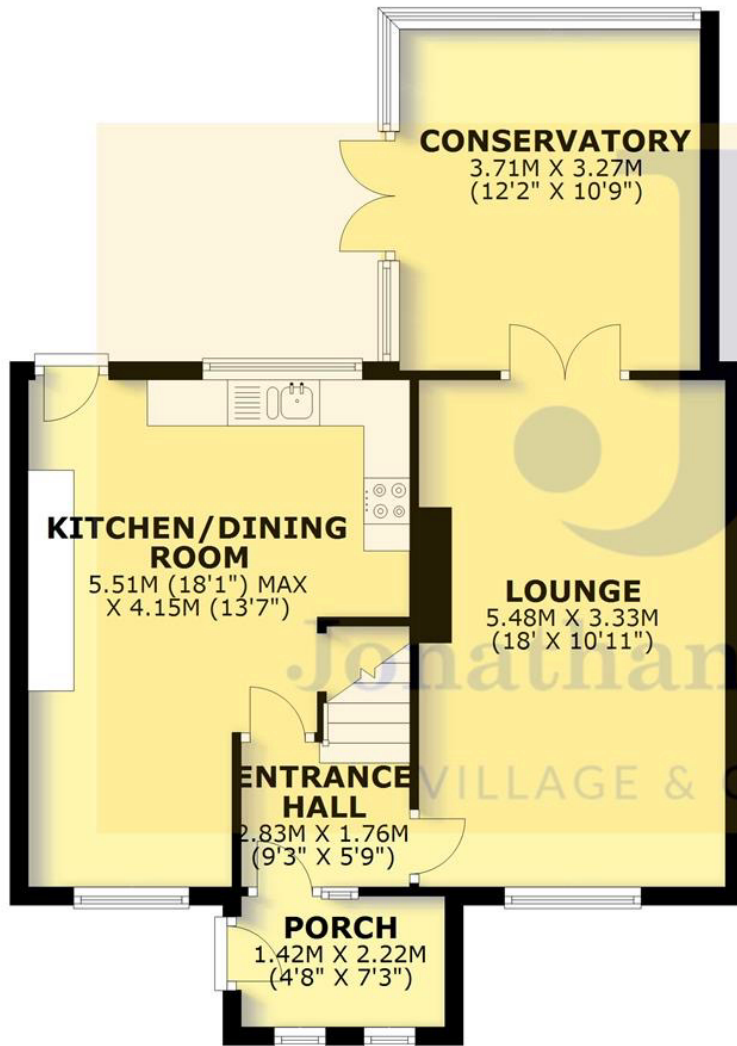
Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes.
Tel **01623 392676** or email - mail@jfea.co.uk .

Tenure: Freehold
Council Tax Band: C
Heating: Gas fired boiler / Wood burning stove / Solar panels
Mains drainage - managed by Severn Trent Water
Flood Risk - Very Low

48 Station Lane Farnsfield NEWARK NG22 8LA		Energy rating B
Valid until 3 April 2032		Certificate number 0447-1014-3234-6872-5200

GROUND FLOOR

APPROX. 57.4 SQ. METRES (618.4 SQ. FEET)



FIRST FLOOR

APPROX. 41.7 SQ. METRES (449.4 SQ. FEET)



TOTAL AREA: APPROX. 99.2 SQ. METRES (1067.8 SQ. FEET)

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

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