

School Lane, Farndon

Guide Price £350,000 to £360,000

NEWTON FALLOWELL

School Lane

Farndon, Newark

MARKETED WITH NO CHAIN Beautifully presented at the end of a no-through road in the sought after village of Farndon, this substantial individual detached bungalow has had one loving owner, and boasts spacious and flexible accommodation. Benefiting from views across a green area, this home benefits from a wonderful degree of privacy and offers more than meets the eye.

The bungalow's accommodation is superbly laid out with an entrance porch and large reception hallway giving connection to two parts of the bungalow. To the rear of the bungalow, there is a triple aspect lounge with open fire and an opening through to a dining area, kitchen that has an electric hob and oven. The front of the bungalow enjoys a generous shower room, and three DOUBLE bedrooms, with the main bedroom having fitted wardrobes and an ensuite wet room.

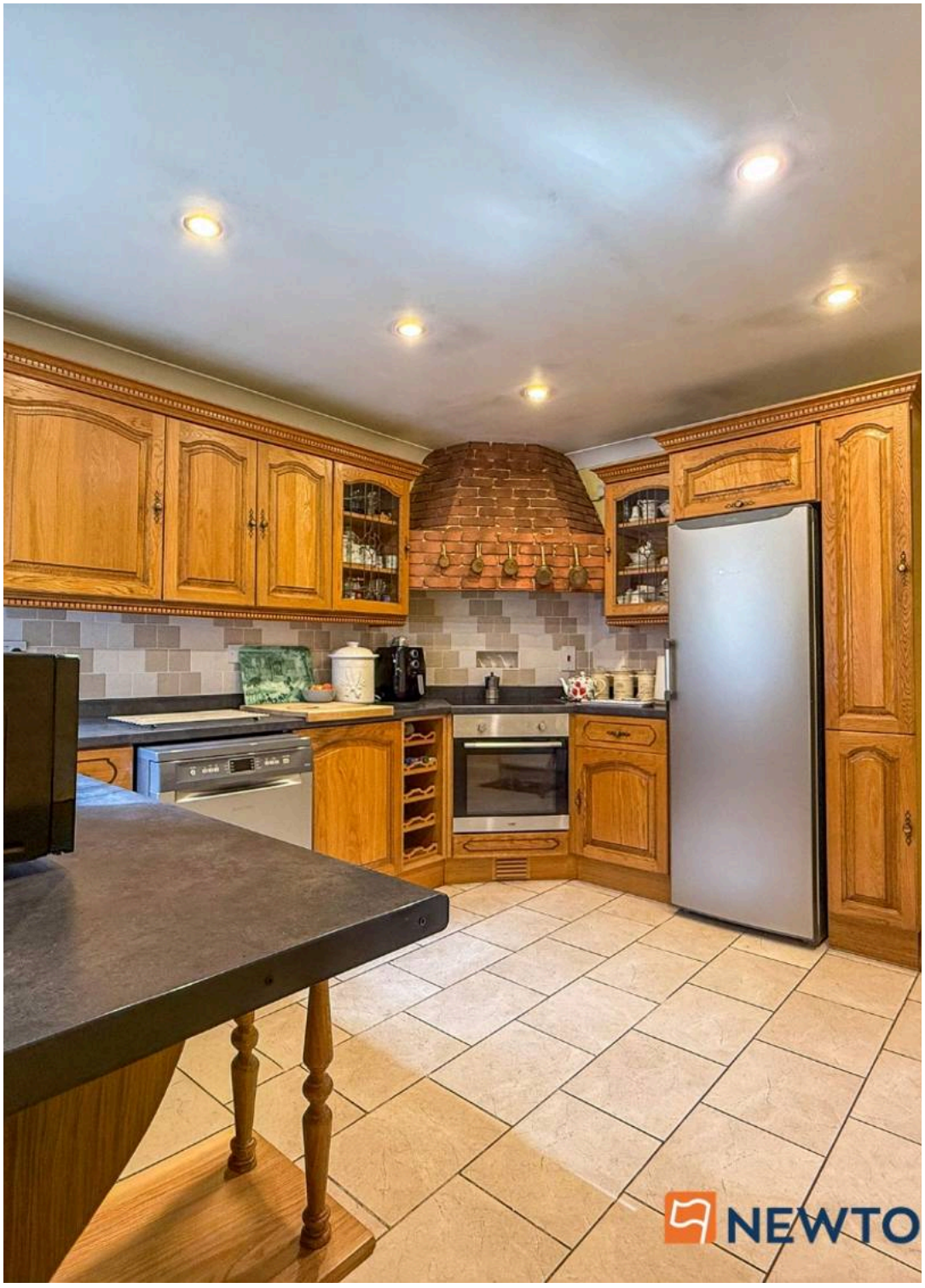
Outside, the property is approached with a tarmac driveway that in turn gives access to a DETACHED DOUBLE GARAGE. The rest of the gardens have been landscaped for low maintenance with a gravelled area to the rear of the bungalow, and a marvellous block paved entertaining area outside the entrance porch, which has pleasant views across the green area. Other features of this home include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D









Reception Hallway
22' 1" x 9' 2" (6.73m x 2.79m)
maximum measurements

Lounge
24' 0" x 12' 4" (7.32m x 3.76m)
maximum measurements

Dining Room
11' 9" x 11' 2" (3.58m x 3.40m)

Kitchen
11' 9" x 11' 1" (3.58m x 3.38m)

Bedroom One
17' 6" x 11' 6" (5.33m x 3.50m)
maximum measurements

Ensuite Wet Room
7' 10" x 5' 11" (2.39m x 1.80m)

Bedroom Two
12' 0" x 9' 1" (3.66m x 2.77m)
maximum measurements

Bedroom Three
12' 0" x 7' 7" (3.66m x 2.31m)

Shower Room
8' 10" x 6' 5" (2.69m x 1.96m)

External Utility
9' 0" x 3' 4" (2.74m x 1.02m)

Double Garage
19' 3" x 18' 6" (5.87m x 5.64m)
maximum measurements

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.

Agent's Note - Third Party Sale

We have been instructed to sell the property by a third party, who have no knowledge of the material facts relating to the external or internal components along with any further relevant information regarding this property. Due to this we have been unable to gather information on our Property Information Questionnaire.









Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,765 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

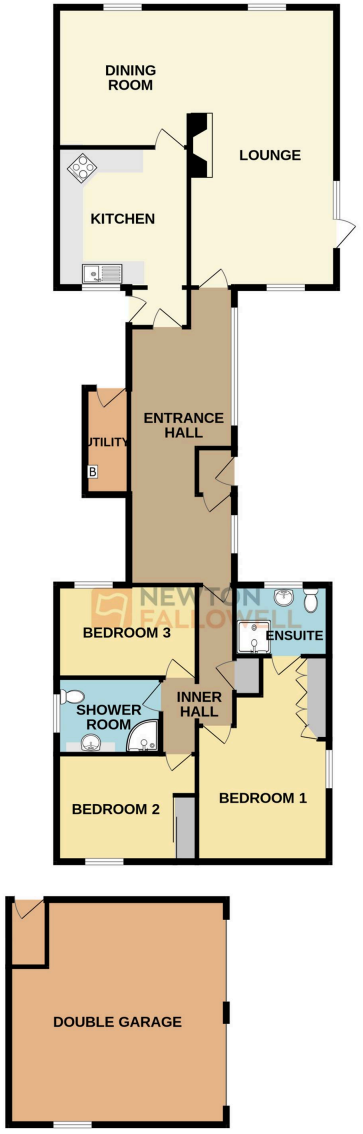
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no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



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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