



Linton Close, Farndon



3



1



2

Asking Price £215,000



## Key Features

- Extended Detached Home
- Three Bedrooms & F/F Bathroom
- Bay Fronted Lounge
- Kitchen & Garden Room
- South West Facing Garden
- Garage & Outbuildings
- No Chain
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Ideally positioned in the sought after village of Farndon, boasting brilliant access to the A46 and Newark town centre, this EXTENDED DETACHED home benefits from plenty of potential with a range of outbuildings and a SOUTHWEST facing rear garden.

The property's accommodation comprises: entrance hall, bay fronted lounge, spacious kitchen with provision for a range cooker, garden room with French doors to the rear garden, and to the first floor there are three bedrooms and a bathroom suite.

The property externally enjoys a driveway and car port to the front of the property, providing off street parking. Access can be found to the garage which extends through to two further outbuildings which provide superb storage and potential workshop. The rear garden has been designed for low maintenance with the majority being artificial lawn. Other features of the property include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hall

Bay Fronted Lounge 13'4" x 13'3" (4.1m x 4m)  
maximum measurements

Kitchen 16'3" x 9'10" (5m x 3m)  
maximum measurements

Garden Room 14'6" x 8'11" (4.4m x 2.7m)

First Floor Landing

Bedroom One 13'2" x 9'0" (4m x 2.7m)

Bedroom Two 11'2" x 8'11" (3.4m x 2.7m)

maximum measurements

Bedroom Three 10'0" x 6'11" (3m x 2.1m)

Bathroom 5'11" x 5'8" (1.8m x 1.7m)

maximum measurements

Garage 17'8" x 10'2" (5.4m x 3.1m)

maximum measurements

Outbuilding 1 10'4" x 9'2" (3.1m x 2.8m)

Outbuilding 2 20'1" x 7'11" (6.1m x 2.4m)

#### Services

Mains gas, electricity, water and drainage are connected.

#### Square Footage

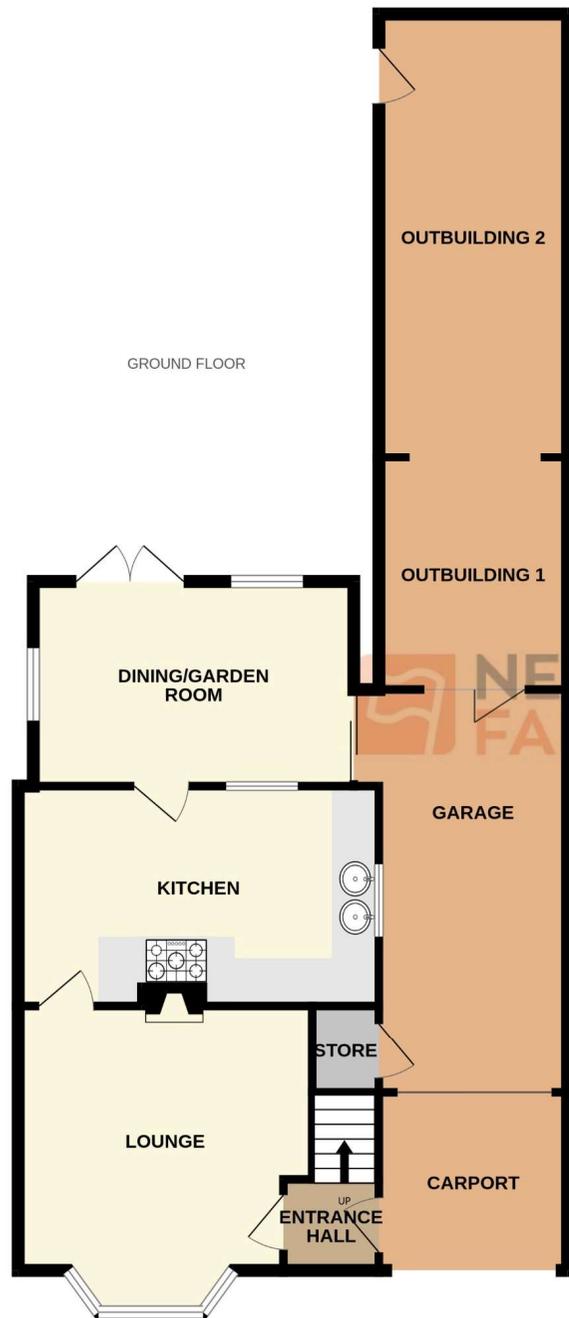
The square footage for this property is approximately 1371 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall 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.

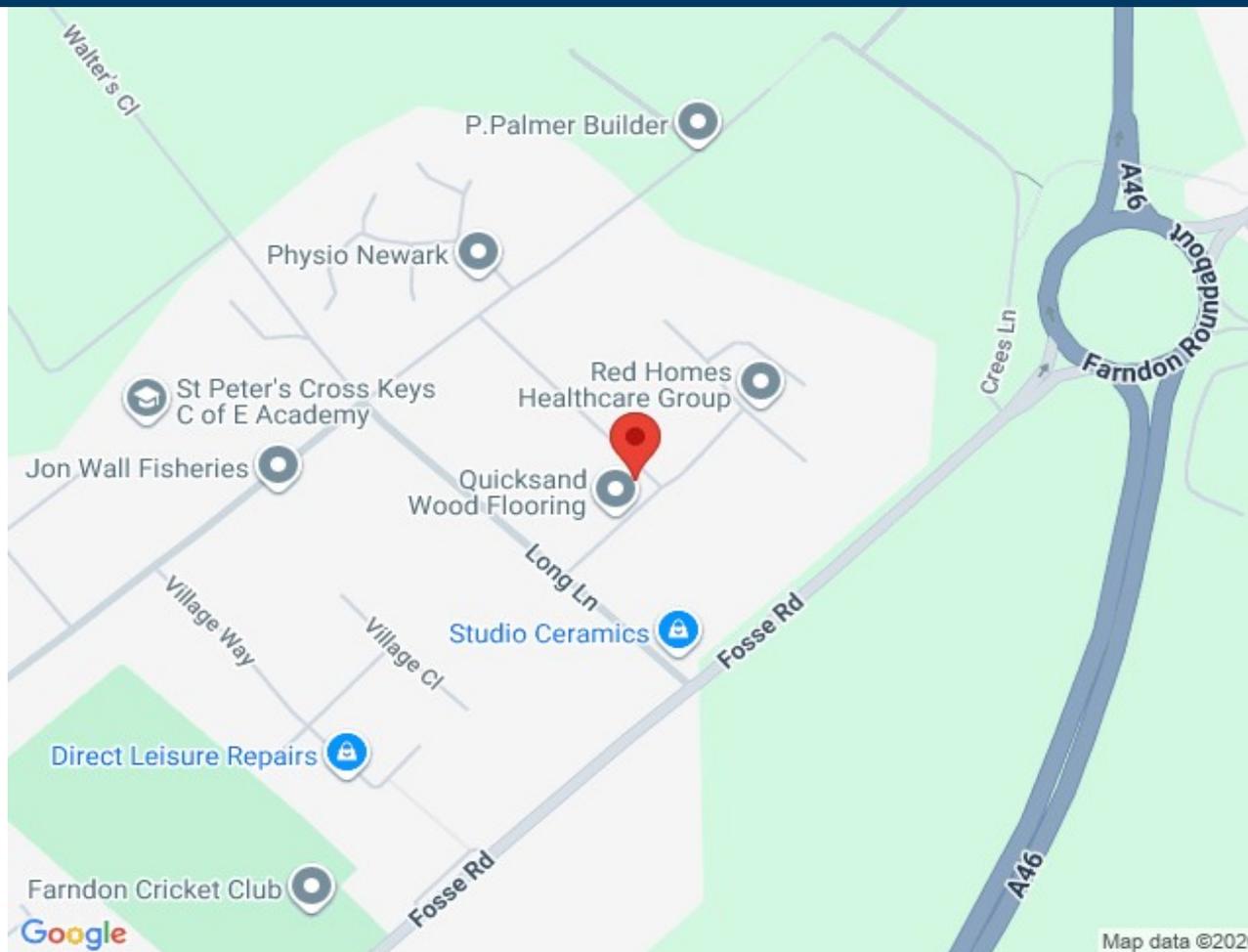
#### Agent's Note - Sales Particulars

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.

#### 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 on to a panel of preferred providers, we may 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 may receive a fee of £332 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 may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

