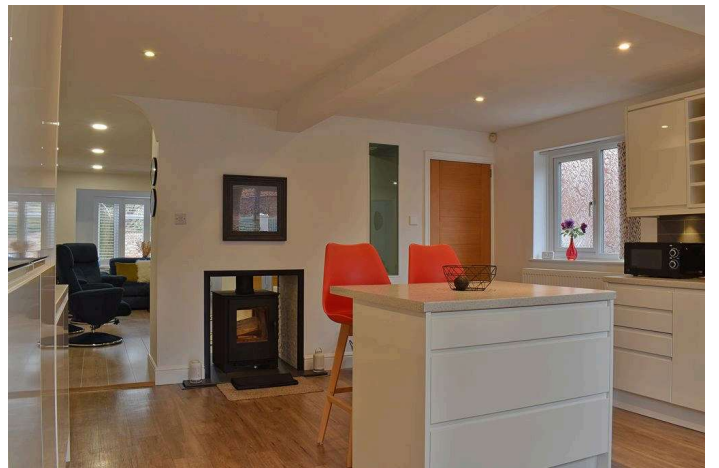
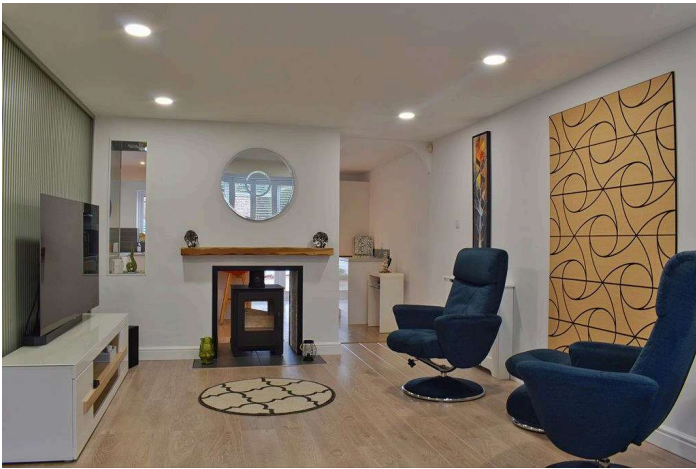


## Chapel Lane, Farndon NG24 3SR

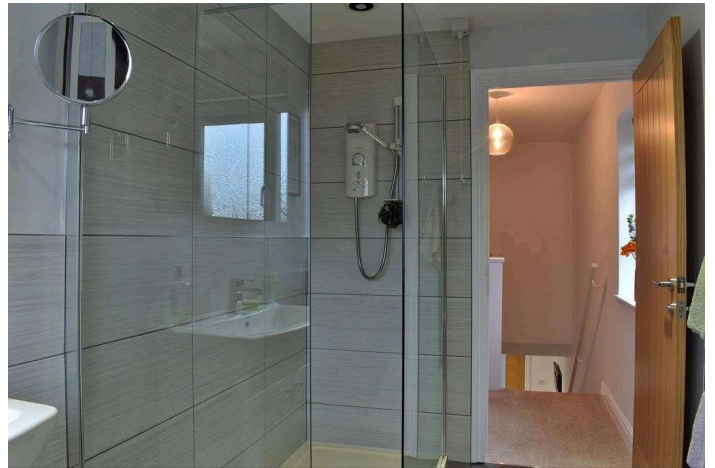


**GUIDE PRICE £260,000 to £270,000.** A truly impressive three bedroom semi detached home situated in a sought after village location. The property has been extended and comprises a wonderful contemporary lounge and dining kitchen on the ground floor with three excellent sized bedrooms and a shower room on first floor. There is off road parking, a garage and an enclosed garden to the rear. The property has been extensively refurbished by the present owners, is double glazed and has gas central heating. Early viewing is essential.

**Guide Price £260,000 to £270,000**







**Situation and Amenities**

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1, Nottingham, Leicester and Lincoln and beyond. Farndon boasts two restaurants, The Riverside and Farndon Ferry, and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with its newly built pavilion. Other amenities include a hairdressers and local food store. Further and more comprehensive amenities can be found in Newark which also has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes.

**Accommodation**

Upon entering the front door, this leads into:

**Entrance Porch**

The entrance porch has a window to the side elevation and provides a useful storage facility for coats and shoes etc. The porch has light wood laminate flooring and a ceiling light point. A door leads into the lounge.

**Lounge** 15' 5" x 14' 11" (4.70m x 4.54m) (plus bay)

This superb reception room has a large bay to the front elevation with bow shaped window and bespoke shutters. The focal point is the dual aspect fireplace with log burning stove which is shared with the dining kitchen. The lounge also has the same light wood laminate flooring, recessed ceiling spotlights and three radiators. From the lounge the staircase rises to the first floor.

**Dining Kitchen** 16' 1" x 14' 11" (4.90m x 4.54m)

This wonderful dining kitchen is the heart of the home, it has dual aspect windows to rear and side elevations and glazed French doors that provide access to the garden. The kitchen is fitted with an extensive range of contemporary base and wall units, including display cabinets, complemented with roll top work surfaces and tiled splash backs. There is a sink, and integrated appliances include a double oven, induction hob with extractor hood above, dishwasher, washing machine, fridge and freezer, The central island incorporates yet further storage and a breakfast bar. Accessed from here and sited beneath the staircase is a useful storage cupboard. The dining kitchen has LVT flooring, recessed ceiling spotlights and a radiator. As previously mentioned, we have the dual aspect log burning stove.

**First Floor Landing**

The staircase with glass balustrade rises from the lounge to the spacious first floor landing which has a window to the side elevation and doors into all three bedrooms and the shower room. The landing has a useful storage cupboard and a ceiling light point. Access to the loft space is located here.

**Bedroom One** 16' 2" x 8' 7" (4.92m x 2.61m)

An excellent sized double bedroom having a window to the rear elevation. This fabulous room is fitted with a comprehensive range of contemporary bedroom furniture including wardrobes and overhead storage. There are both wall and ceiling light points, and two radiators.

**Bedroom Two** 14' 0" x 8' 8" (4.26m x 2.64m)

A further good sized double bedroom with a window to the front elevation. This bedroom also has a comprehensive range of fitted furniture including wardrobes, overhead storage and bedside cabinets. The room has solid wood flooring, a ceiling light point and a radiator.

**Bedroom Three** 8' 9" x 5' 11" (2.66m x 1.80m)

Bedroom three is currently utilised as a dressing room and has a window to the front elevation, solid wood flooring, a ceiling light point and a radiator.

**Shower Room** 11' 9" x 5' 11" (3.58m x 1.80m)

This superbly appointed shower room is fitted with an oversized walk-in shower cubicle with electric shower, a double width vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with a high gloss ceramic tiled floor and part ceramic tiling to the walls. In addition there are recessed ceiling spotlights, an extractor fan and a heated towel rail.

**Outside**

To the front of the property is a block paved hard landscaped garden area, adjacent to which is the shared driveway which leads around to the rear where there are four garages located in a courtyard. This property has a single garage with adjacent off road parking.

**Rear Garden**

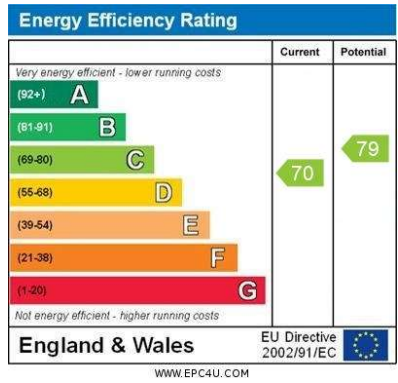
The rear garden is fully enclosed and has been beautifully hard landscaped to comprise an Indian sandstone patio offset with a number of borders containing a variety of mature shrubs and plants.

**Single Garage** 15' 7" x 8' 3" (4.75m x 2.51m)

The garage has an up and over door to the front elevation and is equipped with power and lighting.

**Council Tax**

The property is in Band B.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

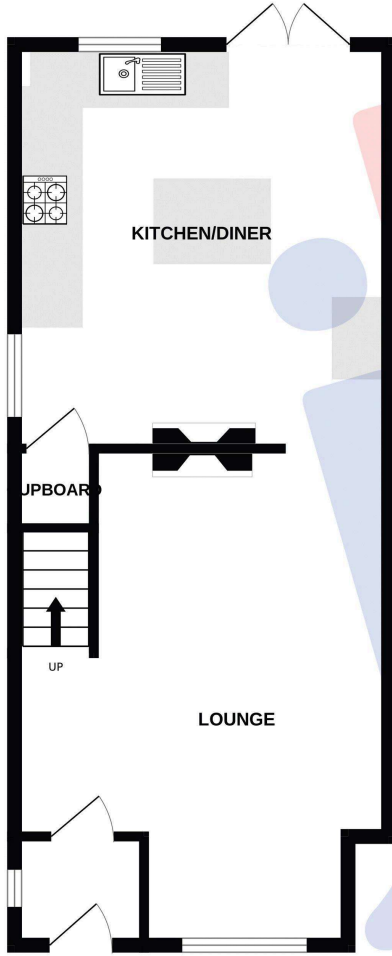
Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

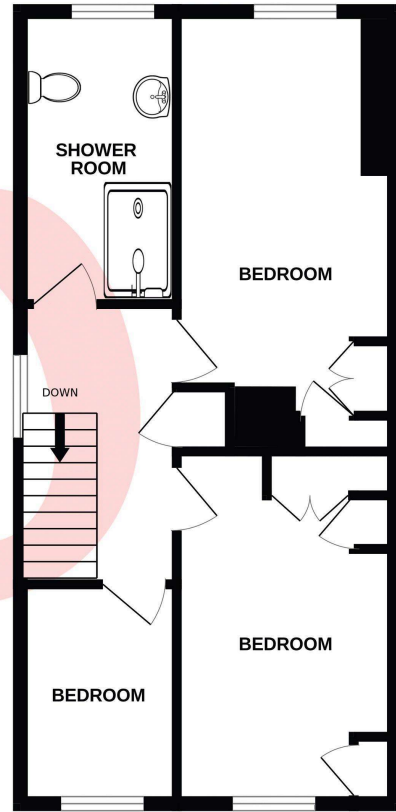
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed. **Services/Referral Fees.** Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007580 17 June 2026

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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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