






Holmefield, Farndon, Newark

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OLIVER REILLY 



# Holmefield, Farndon, Newark

Guide Price £240,000 - £250,000

- DECEPTIVELY SPACIOUS BUNGALOW
- QUIET CUL-DE-SAC & CHARMING VILLAGE LOCATION
- LARGE SHOWER ROOM & CLOAKROOM W.C
- INTEGRAL GARAGE & DRIVEWAY
- WELL-MAINTAINED WITH SCOPE TO MAKE YOUR OWN!
- THREE BEDROOMS
- GENEROUS L-SHAPED LOUNGE-DINER
- BREAKFAST KITCHEN & LOVELY CONSERVATORY
- ATTRACTIVE & PRIVATE ENCLOSED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'



<b>ENTRANCE PORCH:</b>	4'0 x 2'8 (1.22m x 0.81m)
<b>INNER RECEPTION HALL:</b> Max measurements provided.	14'10 x 11'10 (4.52m x 3.61m)
<b>CLOAKROOM W.C:</b>	5'8 x 2'10 (1.73m x 0.86m)
<b>BREAKFAST KITCHEN:</b> Max measurements provided.	11'9 x 8'2 (3.58m x 2.49m)
<b>GENEROUS L-SHAPED LOUNGE/DINER:</b> Max measurements provided.	19'7 x 18'8 (5.97m x 5.69m)
<b>CONSERVATORY:</b> Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing complementary ceramic tiled flooring, power and lighting, via a wall light fitting and a ceiling light fitting with fan. uPVC double glazed windows to the left side and rear elevations. uPVC double glazed French doors open out to the charming private garden.	11'8 x 7'9 (3.56m x 2.36m)
<b>MASTER BEDROOM:</b> Max measurements provided.	11'9 x 9'10 (3.58m x 3.00m)
<b>BEDROOM TWO:</b>	9'7 x 8'8 (2.92m x 2.64m)
<b>BEDROOM THREE:</b> Max measurements provided.	10'5 x 6'5 (3.18m x 1.96m)
<b>SPACIOUS SHOWER ROOM:</b> Max measurements provided.	11'6 x 8'5 (3.51m x 2.57m)
<b>INTEGRAL SINGLE GARAGE:</b> Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the gas/ electricity meters and the electrical RCD consumer unit. Promoting great scope to be utilised into additional living accommodation. Subject to relevant approvals.	19'6 x 8'3 (5.94m x 2.51m)

Guide Price: £240,000-£250,000. SET YOUR SIGHTS & SETTLE DOWN! \*\*NO CHAIN!!\*\*  
 Welcome to a handsome, well-maintained and DECEPTIVELY SPACIOUS bungalow. Pleasantly positioned in a quiet, charming and hugely SOUGHT-AFTER cul-de-sac. Set in the picturesque village of Farndon. Full of amenities, idyllic countryside walks and cracking convenience, for ease of access onto the A46, A1 and to Newark. Town Centre.  
 This highly-regarded residence was constructed in 1993. Showcasing a copious internal design and appealing versatility. Presenting to be a REAL BLANK CANVAS! Crying out for you to cosmetically inject your own personality and promising MUCH MORE THAN MEETS THE EYE! The generous internal layout comprises: Entrance porch, an inner reception hall, cloakroom W.C, breakfast kitchen, a LARGE L-SHAPED LOUNGE/DINER and a lovely conservatory.  
 There are THREE BEDROOMS. Two of which boast FITTED WARDROBES and a substantial shower room.  
 Externally, you'll feel settled in your own EXTERNAL OASIS!... The well-appointed, established and HIGHLY PRIVATE rear garden promotes a MAGNIFICENT EXTERNAL ESCAPE!... and a secluded paved seating area.  
 The front aspect promotes an equally mature garden, with a driveway and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals.  
 Additional benefits of this STRIKING, SPACIOUS SCOPE-FILLED HOME include uPVC double glazing and gas central heating.  
 YOUR NEXT CHAPTER AWAITS!... With comfort and convenience at the full front of your mind! Marketed with \*\*NO ONWARD CHAIN!!\*\*





#### **EXTERNALLY:**

The bungalow enjoys a lovely tucked-away position, in a quiet and desirable cul-de-sac with an attractive tree-lined outlook in front of the property. Close to an array of amenities in the village and popular main road links.

The front aspect is greeted with a tarmac driveway, which leads to an INTEGRAL SINGLE GARAGE. The lovely front garden is predominantly gravelled and established with a variety of mature shrubs/bushes. A concrete pathway leads to the front porch entrance door and follows round to a right side gate, opening onto a paved shared passageway, with external ceiling light. This follows to a secure timber gate, opening into the LOVELY, PRIVATE & WELL-ESTABLISHED rear garden. Predominantly gravelled, with a large paved seating area, directly accessed via the uPVC double glazed French doors in the conservatory. There are a range of planted borders. A garden shed, greenhouse outside tap, fully fenced 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: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### **Approximate Size: 1,160 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral garage.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'C'**

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:**

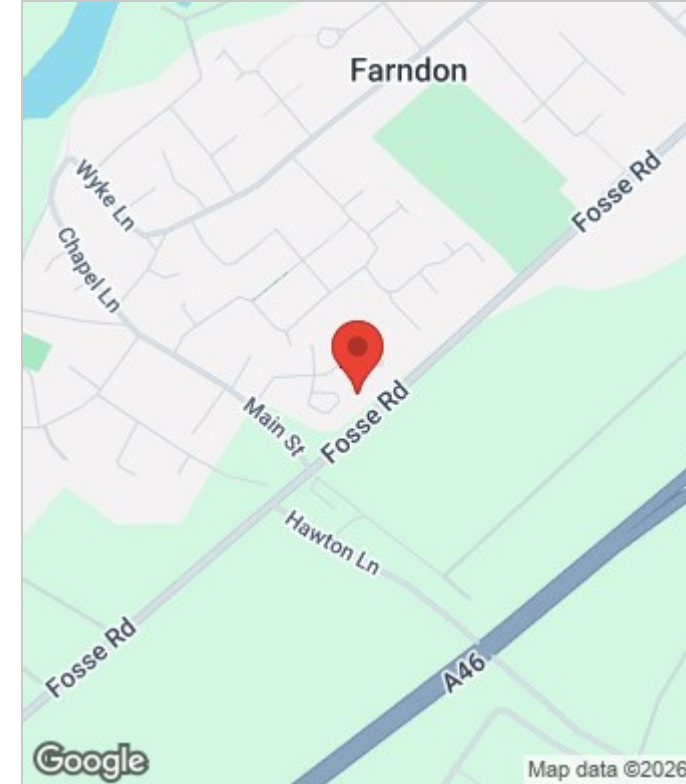
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	