



EDLIN & JARVIS  
ESTATE AGENTS



46 Fosse Road  
Farndon, NG24 4ST

£250,000



## 46 Fosse Road

Farndon, NG24 4ST

\*\*\*DISCOVER A 1930s CHARACTER CHARM WHO LOVES THE OUTDOORS \*\*\*

Nestled in the highly sought-after village of Farndon, this three-bedroom detached home offers a unique combination of period charm and extended living space. Situated on the sought after Fosse Road, this property is a dream find for those seeking excellent transport links without compromising on village lifestyle.

### The Heart of the Home:

The ground floor has been thoughtfully extended to cater to modern family life while maintaining its original 1930s soul.

**Entrance Hall:** A warm and welcoming introduction to the home.

**Formal Lounge:** A cosy retreat perfect for relaxing evenings.

**Open-Plan Living Kitchen & Dining:** This expansive, light-filled space could serve as the hub of the home—perfect for entertaining, family meals, and seamless daily living.

**Ground Floor Wet Room:** A practical addition, providing convenience for busy households.

Upstairs, the property continues with three well-proportioned bedrooms and a family bathroom.

**An Outdoor Enthusiast's Paradise:** The true crown jewel of this property is its extraordinary garden. Rarely do homes in such a prime location offer this much outdoor versatility. Designed for those who love nature and the "good life," the grounds are divided into distinct zones:

**The Formal Garden:** A vast expanse of lawn framed by a beautiful array of mature shrubs and bushes.

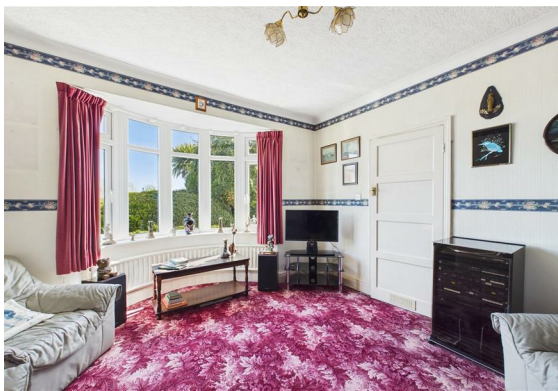
**Tranquil Retreats:** Relax by the private pond or enjoy a coffee in the dedicated seating area.

**Summer House & Shed:** Versatile spaces for a home office, hobby room, or additional storage.

A dedicated allotment section complete with a greenhouse, perfect for growing your own produce and embracing a sustainable lifestyle.

### Parking & Storage

The front of the property features a large driveway providing ample off-road parking for multiple vehicles. This leads to a detached garage, which has been partitioned to include a large, secure storeroom at the rear—ideal for bikes, garden machinery, or workshop space.





Farndon is a thriving community just moments from the amenities of Newark. Enjoy leisurely strolls to local shops, welcoming pubs, and the picturesque marina. Farndon's excellent primary school and convenient transport links, including easy access to the A1, A46, and A52, make it an ideal location for families and commuters alike.

Farndon itself is a jewel, offering a sought-after lifestyle just 2.5 miles southwest of Newark. Enjoy the vibrant atmosphere of a village with excellent amenities including pubs, restaurants, a marina, mini-market and primary school. The location is ideal for those needing to commute, with bus routes to Nottingham and easy access to major roads. Newark, a bustling market town on the River Trent, provides further shopping and leisure opportunities, while the East Coast Main Line offers swift connections to London King's Cross in just one hour.

This is more than just a house; it's a lifestyle waiting for you to make your own.

#### Entrance Hall

#### Lounge

12'5 x 11'9 (3.78m x 3.58m)

#### Kitchen

11'4 x 8'4 (3.45m x 2.54m)

#### Dining Area

10'9 x 9'10 (3.28m x 3.00m)

#### Living Area

10'3 x 7'9 (3.12m x 2.36m)

#### Wet Room

6'8 x 5'1 (2.03m x 1.55m)

#### Landing

#### Bedroom One

11'11 x 11'9 (3.63m x 3.58m)

#### Bedroom Two

11'4 x 10'6 (3.45m x 3.20m)

#### Bedroom Three

9'9 x 7'9 (2.97m x 2.36m)  
max measurements

#### Bathroom

6'4 x 6'3 (1.93m x 1.91m)

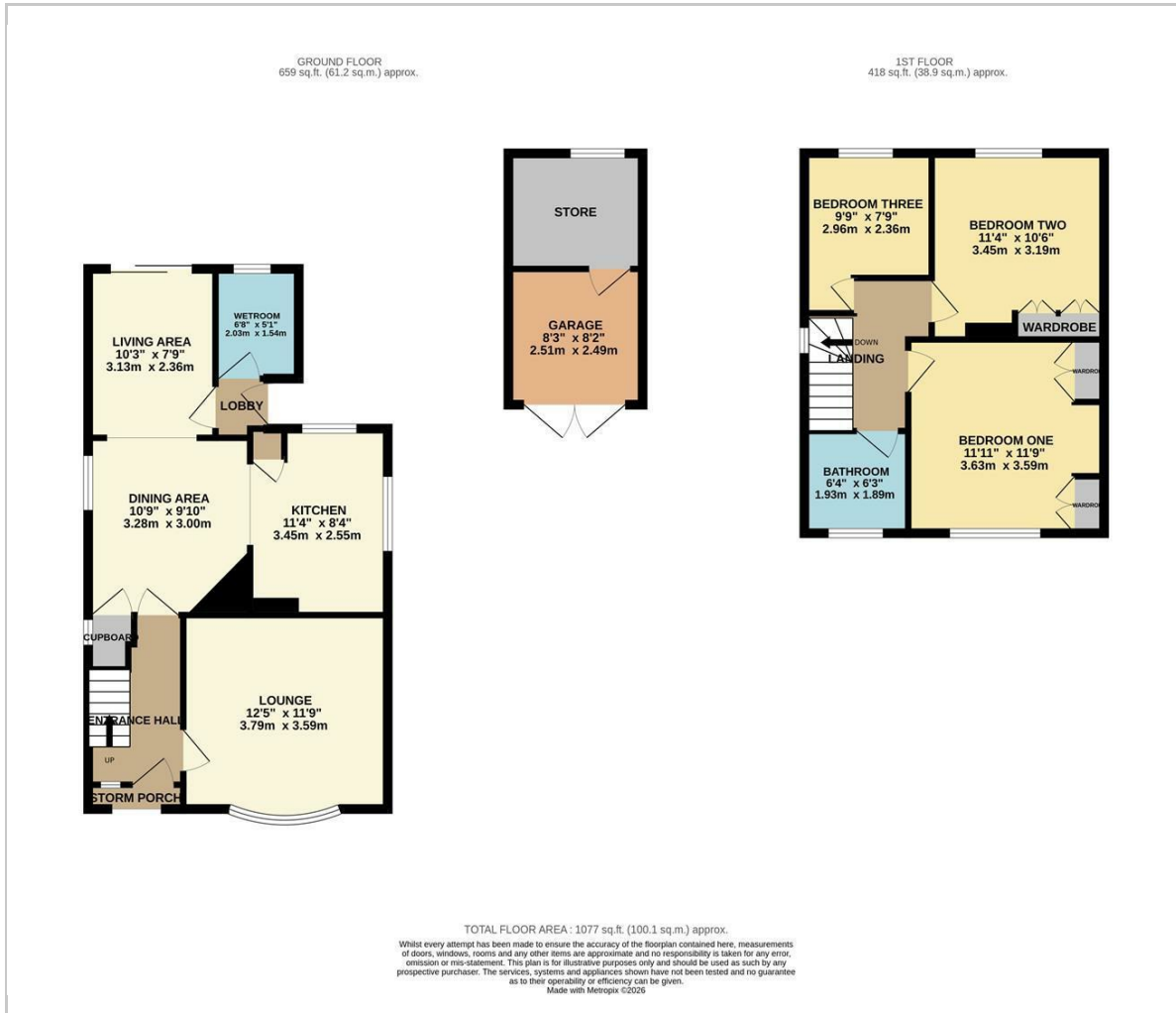
#### Garage

8'3 x 8'2 (2.51m x 2.49m)

#### Store

8'3 x 7'0 (2.51m x 2.13m)

## Floor Plan



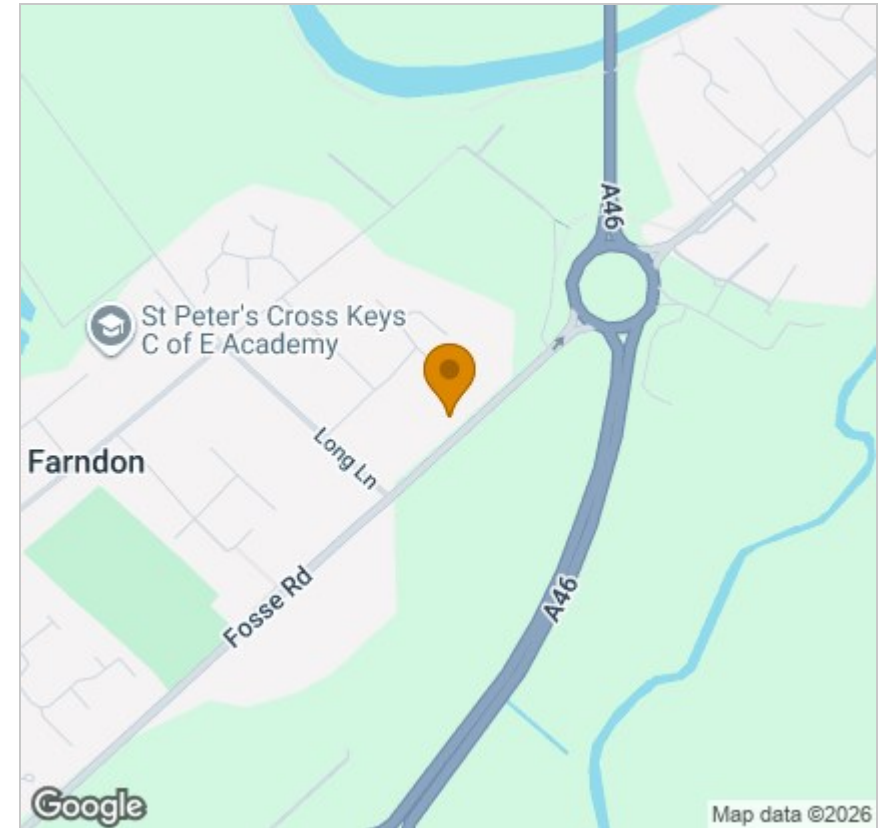
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

