



41 Village Way, Farndon

Guide Price £250,000



NEWTON
FALLOWELL

Village Way

Farndon, Newark

Having been tastefully renovated throughout by the current owner, this magnificent semi-detached bungalow has been presented to the highest standard and represents a home to move straight into. It falls within the sought after village of Farndon which boasts an array of amenities as well as the most delightful riverside setting.

The bungalow's accommodation comprises: entrance hallway, stunning dual aspect kitchen with a breakfast bar, four ring electric hob, electric oven, slim line dishwasher, integrated washer/dryer and an opening to a versatile sitting/dining room. The other accommodation includes a luxurious shower room and three bedrooms, one of which is dual aspect and currently used as a lounge.

Outside, the property benefits from a driveway to the side providing off street parking, whilst the front and rear gardens have been gravelled with low maintenance in mind. Other features include gas central heating and UPVC double glazing.

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Breakfast Kitchen

13' 2" x 12' 5" (4.01m x 3.79m)
maximum measurements

Sitting/Dining Room

12' 0" x 9' 9" (3.66m x 2.97m)

Bedroom One

12' 0" x 9' 10" (3.66m x 3.00m)

Bedroom Two/Lounge

12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom Three

8' 9" x 6' 10" (2.67m x 2.08m)

Shower Room

8' 8" x 6' 9" (2.64m x 2.06m)
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.

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 717 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

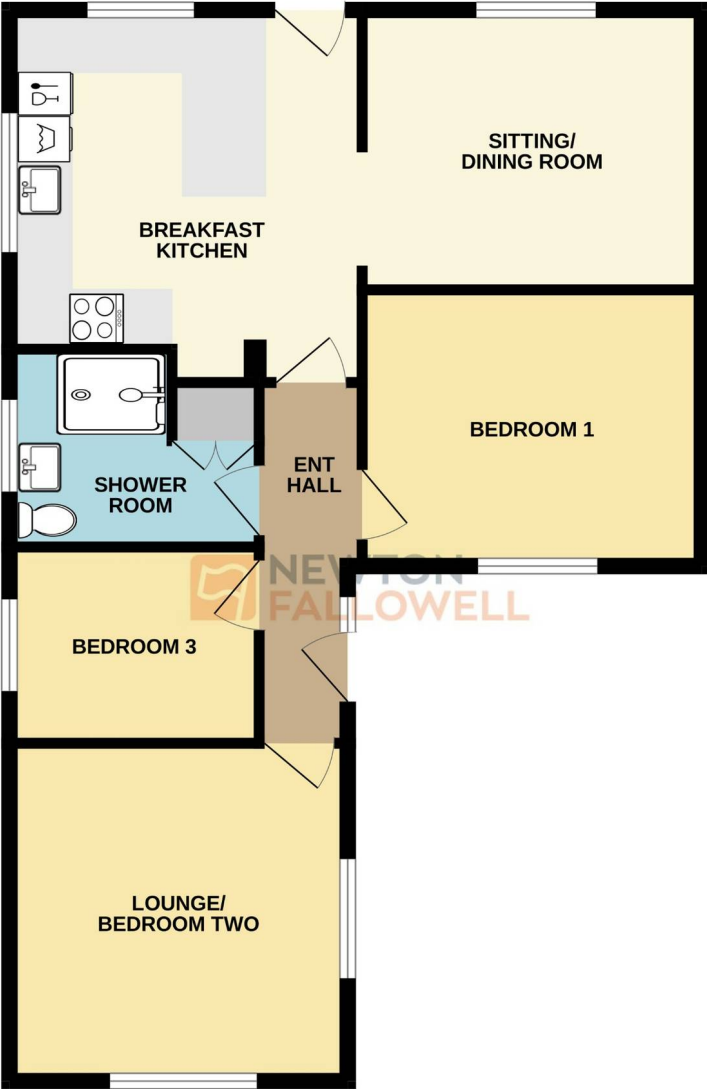
Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 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.



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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