



36 Long Lane, Farndon, Newark,
Nottinghamshire, NG24 4SU

£270,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A superbly modernised 3 bedroomed semi-detached family home featuring an open-plan living kitchen, landscaped rear gardens with carport, double garage and a separate award winning leisure room with a bar.

Ideal for a family seeking a spacious home in a village location with extra space suitable for work from home, recreation and hobbies such as vehicle restoration. The living accommodation has the benefit of a gas fired central heating system with a modern combination boiler fitted in 2020 and uPVC double glazed windows.

The living accommodation comprises; hall, WC, living dining kitchen fitted with a range of modern units and appliances, a breakfast bar, fireplace with wood burning stove and a work from home space. Double doors give access to a comfortable sitting room with a walk-in bay window. On the first floor the bathroom has been re-fitted with a stylish white suite including bath with shower over. There are two good sized double bedrooms and a single bedroom. The landing has a loft access and ladder to a boarded roof space.

Outside to the front there is a driveway and parking for 2 cars and a garden area. A set of secure steel gates give access to a carport at the side of the house with parking for 2 cars. This in turn gives access to the rear garden which is enclosed and has been landscaped with a good sized lawned area, paved patio and hard-standing leading to the brick built double garage at the rear of the plot with an attached wood clad leisure room with bar. It is worth noting that this building has recently won Halfords Garage Of The Year, ideal for vehicle storage, restoration, leisure time and many other hobbies. The property is presented and modernised to a very high standard throughout and viewing is highly recommended.

The village of Farndon is just 2.5 miles from Newark town centre and only 3 miles from Newark Northgate Station with train services to London Kings Cross in just over 1 hour 20 minutes. The property is pleasantly situated, just a short distance from village amenities including a Post Office, convenience store, three local public houses and popular riverside restaurants. The village has a lovely

riverside area with a marina, nature reserve and pleasant walks for all to enjoy. There is a village cricket ground with a new pavilion currently being built and local football teams. Farndon is situated on the west side of Newark and has easy access to Nottingham and Leicester via the A46 trunk road and access points to the A1 dual carriageway.

The property is likely to date back to circa 1930 and is constructed of rendered elevations under a tiled roof covering. The living accommodation can be further described as follows:-

GROUND FLOOR

ENTRANCE HALL



Front entrance door, stairs off with cupboard below housing the Ideal Combination gas fired central heating boiler fitted in 2020. Also fitted below the staircase is a bespoke made pull out shoe storage drawer. Laminate floor covering, radiator, recess with display shelving.

WC

Fitted with a white suite comprising low suite WC and a wall mounted wash hand basin with a black mono-block mixer tap. Two fully tiled walls in grey coloured metro style tiles, laminate flooring. uPVC double glazed window to the side.

OPEN PLAN LIVING DINING KITCHEN

20' x 18'6 overall measurements (6.10m x 5.64m overall measurements)

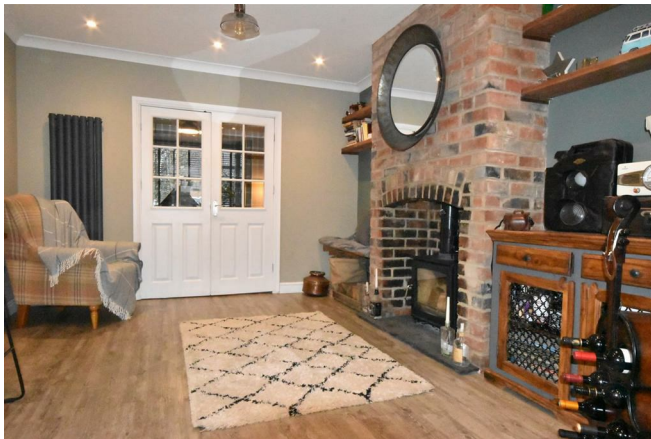


Fitted with a range of satin cream coloured kitchen units comprising base cupboards and drawers with contrasting grey woodgrain effect working surfaces over with an inset composite sink and drainer and mixer tap. Fitted appliances include a dishwasher, fridge and freezer, a Chef Master cooking range with extractor over. Grey metro style tiling to the splash backs, wall cupboards, fitted breakfast bar, attractive brick arch fireplace with wood burning stove. laminate floor covering, space for a seating area or dining table and work from home space. uPVC double glazed windows are to the side and rear elevations. uPVC double glazed rear entrance door leading to the conservatory and a set of centre opening double doors giving access to the lounge.



LOUNGE

14'2 x 12'4 (4.32m x 3.76m)



Attractive fireplace with solid oak beam over and electric stove. Walk-in bay with uPVC double glazed window to the front elevation. Designer radiator.

CONSERVATORY

14'7 x 7'9 (4.45m x 2.36m)

uPVC double glazed conservatory with a poly-carbonate roof covering built on brick base. uPVC double glazed rear entrance door. Plumbing for a washing machine and laminate floor covering. A useful summer room, storage room or utility space.

FIRST FLOOR

LANDING

With loft access and ladder leading to the boarded roof space.

BEDROOM ONE

11'4 x 9'4 (3.45m x 2.84m)



With radiator, uPVC window to the front elevation, two fitted double wardrobes and storage cupboards over.

BEDROOM TWO

12'7 x 10'2 (3.84m x 3.10m)



With uPVC double glazed window to the rear elevation. Radiator and coved ceiling.

BEDROOM THREE

6'11 x 6'7 (2.11m x 2.01m)



With radiator and uPVC double glazed window to the front elevation.

FAMILY BATHROOM

7'2 x 6'10 (2.18m x 2.08m)



With uPVC double glazed window to the rear elevation. Fitted with a modern and stylish suite comprising a 'P' shaped bath with a wall mounted electric Mira shower over, glass shower screen, fully tiled in the shower area with attractive designer tiling. The bath has a centre mixer tap. Gloss white vanity unit with drawers with a stylish

black wash hand bowl mounted over and a chrome mono-block tap. White low suite WC, wall mounted designer grey towel radiator, LED ceiling lights.

OUTSIDE



The property occupies a spacious plot. To the front there is a boundary wall with brick pillars and centre opening wrought iron gates leading to block paved driveway with parking for two cars. There is a front garden area with trees and shrubs. A pair of secure steel powder coated centre opening gates give access to a double length carport with parking for two vehicles and allowing access to the rear.

The rear garden is enclosed and has been landscaped, laid to lawn with a large paved area, hard standing suitable for parking of cars or a caravan, allowing access to the double garage.

Raised sleeper edge planter and close boarded fencing.

DOUBLE GARAGE

20'3 x 18'10 (6.17m x 5.74m)



Constructed of brick elevations under a tiled roof covering. Two up and over doors, power and light connected with 8 LED strip lights. Loft storage space with wooden access ladder. Connecting door and hatch to the leisure room.

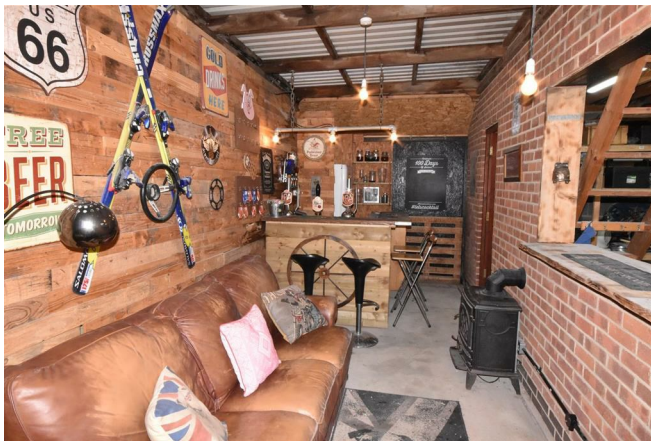


LEISURE ROOM/BAR

18'10 x 7'8 (5.74m x 2.34m)



A timber constructed lean-to extension to the garage with a set of uPVC double glazed French doors to the front leading to the paved patio terrace. Connecting door and hatch to the garage. Part wooden cladding to the walls. Wooden built bar with wall shelving, space for a fridge, ceiling mounted lighting over, wood burning stove. This room makes an ideal leisure space which could also be used as a hobbies room or work from home space. This recently won an award from Halfords for Garage Of The Year.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

Band C under Newark and Sherwood District Council.

Ground Floor

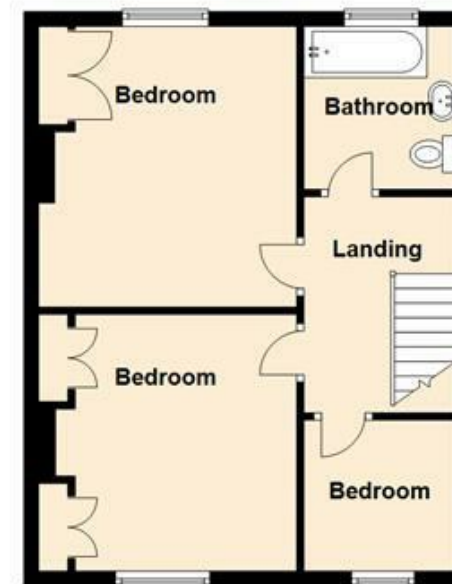
Approx. 66.3 sq. metres (713.2 sq. feet)




Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers