



Wyke Lane, Farndon, Newark

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 OLIVER REILLY



Wyke Lane, Farndon, Newark

Guide Price £220,000

- DETACHED CHALET BUNGALOW
- HIGHLY-SOUGHT AFTER VILLAGE POSITION
- GROUND FLOOR BEDROOM & BATHROOM
- DETACHED SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- EASE OF ACCESS ONTO A46 & TO TOWN CENTRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS & SPCIOUS KITCHEN
- GENEROUS PLOT WITH ENCLOSED REAR GARDEN
- MODERNISATION REQUIRED! SCOPE TO MAKE YOUR OWN!
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £220,000 - £230,000. POURING WITH POTENTIAL!!!!...
 Set your sights on a rare and exciting opportunity to acquire a BRILLIANT BLANK CANVAS! Ready and waiting for you to MAKE IT YOUR OWN!

This spacious and detached non-estate chalet bungalow is peacefully positioned in one of Farndon's most desirable locations. Captivated by a close-by Riverside setting, with idyllic walks and access to a wide array of amenities.

This potential-filled property will leave MUCH TO YOUR IMAGINATION... Both inside and out! Occupying an enviable plot and a versatile internal layout, spanning over 1,200 square/ft of accommodation, comprising: Entrance hall, a sizeable lounge, separate dining room, a spacious kitchen with pantry, a lean-to conservatory with integrated store. A large ground floor DOUBLE BEDROOM and three-piece bathroom.

The first floor landing leads to TWO FURTHER BEDROOMS. The copious master bedroom is enhanced by extensive fitted storage options.

Externally, the magnificent plot promotes an EXTENSIVE MULTI-VEHCILE DRIVEWAY. Leading to an attached carport and DETACHED SINGLE GARAGE.

The peaceful rear garden is primed an ready for you to inject your own personality.

Additional benefits of this practical and picturesque residence include uPVC double glazing and gas central heating, via a modern combination boiler.

A wonderful opportunity awaits! READY & WAITING FOR YOUR PERSONAL TOUCH! Marketed with **NO ONWARD CHAIN!!**.



ENTRANCE HALL:	169 x 73 (5.11m x 2.21m)
GENEROUS LOUNGE:	143 x 121 (4.34m x 3.68m)
DINING ROOM:	12'0 x 9'10 (3.66m x 3.00m)
SPACIOUS KITCHEN:	11'10 x 10'10 (3.61m x 3.30m)
LEAN-TO PORCH:	12'5 x 5'10 (3.78m x 1.78m)
Of timber frame construction, with a poly-carbonate roof. Providing vinyl flooring, power, lighting and access into an integral store. Wooden windows to the right side and rear elevations. A wooden rear door gives access to the garden.	
GROUND FLOOR BEDROOM (2):	12'11 x 12'2 (3.94m x 3.71m)
GROUND FLOOR BATHROOM:	7'3 x 5'5 (2.21m x 1.65m)
FIRST FLOOR LANDING:	6'10 x 6'4 (2.08m x 1.93m)
MASTER BEDROOM:	17'1 x 14'9 (5.21m x 4.50m)
Max measurements provided.	
BEDROOM THREE:	14'9 x 10'5 (4.50m x 3.18m)
Max measurements provided.	
CARPORT:	18'3 x 8'1 (5.56m x 2.46m)
With timber frame and poly-carbonate roof construction. Concrete hard-standing, an outside tap and external wall lights. Access down to the detached single garage.	
DETACHED SINGLE GARAGE:	17'3 x 8'1 (5.26m x 2.46m)
Of brick built construction with a pitched tiled roof. Accessed via wooden double doors. Wooden window to the rear elevation.	



EXTERNALLY:

This potential-filled home occupies an enviable position, in one of this popular villages most sought-after areas. The property occupies a magnificent 0.12 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE concrete driveway, leading down to a carport and DETACHED SINGLE GARAGE, via the left side aspect. The front garden is predominantly laid to lawn, hosting a small range of mature bushes and hedges. There is access to the front porch and entrance door. Fenced left side boundary, hedged right side boundary and a low-level walled front boundary.

The well-appointed rear garden is predominantly laid to lawn, with a range of mature hedges and promotes a real BLANK CANVAS for you to inject your own identity! There is a greenhouse, a garden shed, a small concrete seating area, hedged side boundaries and a fenced rear boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing. This excludes the timber lean-to and the wooden window in the garage.

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: 1,210 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'tbc'- On Order

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.

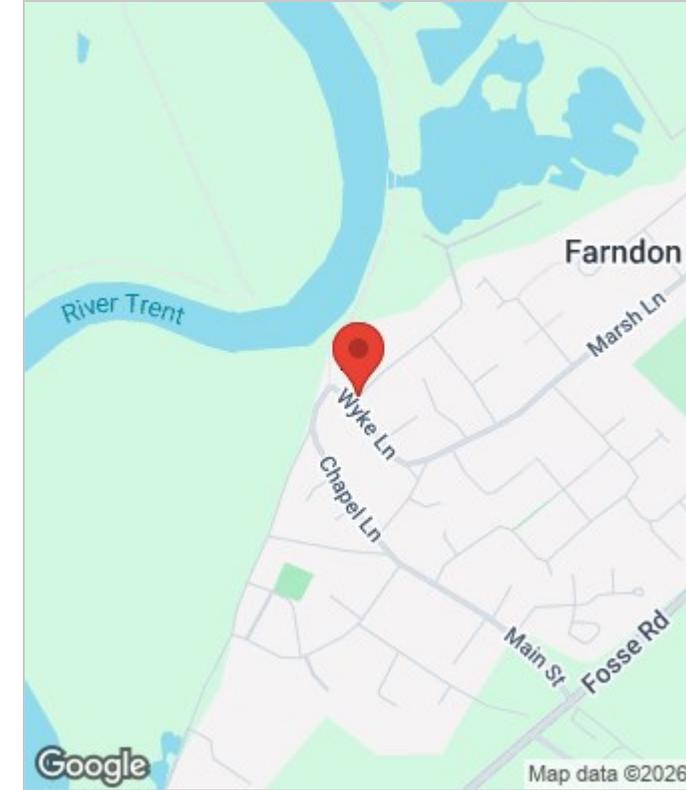




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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

