



North End, Farndon, Newark

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 OLIVER REILLY



North End, Farndon, Newark

Guide Price £325,000 - £350,000

- ATTRACTIVE DETACHED BUNGALOW
- IDYLIC NON-ESTATE VILLAGE SETTING
- LOVELY LOUNGE & CONSERVATORY
- LARGE INTERGAL TANDEM GARAGE & EXTENSIVE DRIVEWAY
- CAPTIVATING UNSPOILED REAR OUTLOOK WITH RIVERSIDE WALKS!
- THREE BEDROOMS
- GENEROUS OPEN-PLAN LIVING/DINING KITCHEN
- MAGNIFICENT 0.17 OF AN ACRE PLOT
- BEAUTIFULLY MAINTAINED REAR GARDEN
- SPACE & POTENTIAL TO MAKE YOUR OWN!
Tenure: Freehold. EPC 'tbc'

Guide Price: £325,000 - £350,000. LOCATION! LOCATION! LOCATION!

We're certain you'll be in awe of the tranquil non-estate setting, associated with this delightful detached bungalow. Peacefully positioned in one of Farndon's most sought-after locations!... Promoting convenience to main roads and amenities, combined with tranquil countryside walks and a WONDERFUL RIVERSIDE SETTING!

Not only does this well-maintained home promise EXCITING POTENTIAL to adapt and MAKE YOUR OWN! It's hugely enhanced by its CAPTIVATING 0.17 OF AN ACRE PRIVATE PLOT.

Internally, the bungalow hosts a free-flowing layout, comprising: Porch, entrance hall, a GENEROUS 20FT OPEN-PLAN LIVING/DINING KITCHEN, a separate lounge with feature fireplace and French doors into a lovely conservatory with a seamless connection to the outdoors! Admiring views down the rear garden and promising endless enjoyment, across the changing seasons!

Furthermore, there are THREE BEDROOMS and a FOUR-PIECE BATHROOM.

Externally, the bungalow welcome an extensive multi-vehicle gravelled driveway, with access into a LARGE TANDEM GARAGE. Equipped with power, lighting, water and great scope to be utilised into additional living accommodation. Subject to relevant approvals.

The MAGNIFICENT REAR GARDEN has been beautifully landscaped, filled with colour and personality, along with a large concrete seating area, an UNSPOILED TREE-LINED OUTLOOK behind and a personal gate that opens onto a lovely peaceful walk along the banks of the River Trent.

Additional benefits of this BRILLIANT BLANKS CANVAS include uPVC double glazing and gas central heating, via a modern combination boiler.

A WARM WELCOME AWAITS... Set your sights and step inside, to gain a full sense of appreciation for the incredible setting, adaptable space and opportunity to inject your own personality!



ENTRANCE HALL: Max measurements provided.	16'9" x 13'2" (5.11m x 4.01m)
OPEN-PLAN LIVING/DINING KITCHEN: Max measurements provided.	20'9" x 13'4" (6.32m x 4.06m)
LOUNGE:	13'10" x 11'10" (4.22m x 3.61m)
CONSERVATORY: Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing beech-effect laminate flooring, power, lighting and a double panel radiator. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors opens out to a large concrete seating area. Admiring views down the idyllic rear garden.	11'9" x 9'5" (3.58m x 2.87m)
MASTER BEDROOM:	9'10" x 9'9" (3.00m x 2.97m)
BEDROOM TWO:	9'10" x 9'1" (2.74m x 3.05m)
BEDROOM THREE:	10'9" x 7'10" (3.28m x 2.39m)
FOUR-PIECE BATHROOM:	10'10" x 6'5" (3.30m x 1.96m)
INTEGRAL TANDEM GARAGE: Accessed via a manual up/ over garage door. Equipped with power, lighting and a cold water tap. Fitted laminate worksurfaces with under-counter plumbing/ provision for a washing machine and tumble dryer. Useful fitted storage cupboard. Access to the 'IDEAL' has combination boiler. Translucent roof sheet allowing natural light. Wooden window and personal door to the rear elevation, leading out to the garden. The garage space offers excellent scope to be utilised into additional living accommodation. Subject to relevant approvals.	26'4" x 9'6" (8.03m x 2.90m)





EXTERNALLY:

This delightfully positioned non-estate detached bungalow is set in a sought-after and well-connected village. Hosting a range of amenities and ease of access onto main road corridors. The bungalow boasts a magnificent 0.17 of an acre private plot. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE GRAVELLED DRIVEWAY. Ensuring ample off-street parking and access into a LARGE INTERGAL TANDEM GARAGE. The front garden is laid to lawn, with a range of established bushes. A concrete pathway leads to the entrance porch and front door, with external ceiling light. There is a fenced right side boundary and a hedged left/front boundary.

The WONDERFULLY WELL-APPOINTED REAR GARDEN is a delightful external escape. Boasting a high-degree of privacy and a tranquil outlook. Providing endless views, throughout the year. The garden is predominantly laid to lawn, enhanced by complementary planted borders. Showcasing a variety of plants, bushes and shrubs. Full of vibrant colour and personality! There is a large concrete seating area, with two external security lights, directly accessed via the uPVC double glazed French doors in the conservatory. Enjoying a perfect place to relax and unwind. There is a fenced right side boundary, mature hedged left and rear boundaries. A wooden rear personal gate opens onto the unspoiled riverside. Not only does this delightful setting create a tranquil outlook, it promotes peaceful walks along the River Trent and down to Newark Town Centre.

Approximate Size: 1,255 Square Ft.

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

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.

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 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:

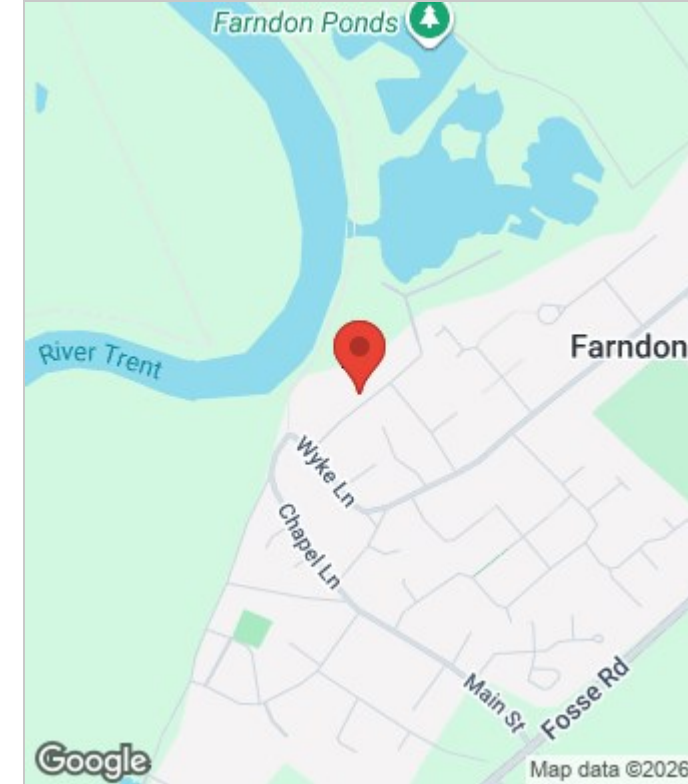
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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) 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		
	69	76
England & Wales	EU Directive 2002/91/EC	



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