



Linton Close, Farndon, Newark

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OLIVER REILLY







# Linton Close, Farndon, Newark

Guide Price £290,000



**PORCH:** 4'3 x 3'0 (1.30m x 0.91m)  
Accessed via a secure uPVC part obscure front entrance door. With vinyl flooring. Access into the entrance hall.

**ENTRANCE HALL:** 20'4 x 5'9 (6.20m x 1.75m)  
A large and inviting space. Providing laminate flooring, carpeted stairs rising to the first floor with an open-spindle balustrade, a double panel radiator, central heating thermostat and ceiling smoke alarm. Access into the ground floor bedroom, shower room, open-plan living space and dual-aspect lounge. Max measurements provided.

**BAY-FRONTED LOUNGE:** 15'8 x 11'10 (4.78m x 3.61m)  
A LOVELY and well-proportioned DUAL-ASPECT reception room. Providing carpeted flooring, ceiling rose with central light fitting, two double panel radiators and a central feature fireplace. Housing an inset gas fire with raised hearth and decorative surround. TV point. uPVC double glazed window to the front and side elevation with walk-in bay-window to the front aspect. Max measurements provided into bay-window.

**GROUND FLOOR BEDROOM TWO:** 10'10 x 10'10 (3.30m x 3.30m)  
A multi-purpose room. Currently used as a GROUND FLOOR DOUBLE BEDROOM. Providing laminate flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the front elevation.

**GROUND FLOOR SHOWER ROOM:** 10'10 x 9'9 (3.30m x 2.97m)  
GENEROUSLY PROPORTIONED. Of contemporary design. Providing tiled flooring, a large double walk-in shower with mains shower facility. Low-level W.C, pedestal wash hand basin with chrome taps. Heated towel rail. Fitted vanity storage cupboard. Floor to ceiling aqua boarding. Ceiling light fitting, extractor fan and obscure uPVC double glazed window to the side elevation.

**OPEN-PLAN LIVING/DINING KITCHEN:** 23'1 x 22'10 (7.04m x 6.96m)  
A SUPERB. BRIGHT & AIRY TRIPLE ASPECT SPACE. Providing laminate flooring throughout. The kitchen area hosts a range of fitted white wall and base units with laminate roll-top work surfaces over and walled tiled splash backs. Inset ceramic sink with drainer and mixer tap. Provision for a freestanding 'Rangemaster' oven with extractor hood above. Fitted breakfast bar, with under counter base units and sufficient dining space. Recessed ceiling spotlights. High-level uPVC double glazed window to the side elevation. The open-plan living space has two ceiling light fittings. uPVC double glazed French doors to the side and rear elevation, with a separate uPVC double glazed window to the side elevation. Boasting a vast degree of natural light. A walk-in under stairs storage cupboard. Two double panel radiators, TV point and access into the sitting room/ fourth bedroom and separate utility room. Max measurements provided.

**UTILITY ROOM:** 8'6 x 7'9 (2.59m x 2.36m)  
Providing further fitted base units with laminate roll-top work surfaces over, with partial walled tiled splash backs. Inset stainless steel sink. Plumbing/ provision for a washing machine and freestanding fridge freezer. Single panel radiator and ceiling light fitting. uPVC double glazed window to the rear elevation. Access into the garden via a secure uPVC double glazed rear access door.

**SITTING ROOM/ BEDROOM FOUR:** 11'9 x 10'10 (3.58m x 3.30m)  
A well-appointed multi-purpose room. Providing light laminate flooring, a single panel radiator, ceiling light fitting, extensive fitted storage cupboards. Access to the 'BAXI' boiler. Fitted cupboards housing the electrical RCD consumer unit and gas meter. uPVC double glazed window to the side elevation.

- UNIQUE & EXTENDED DETACHED HOME
- THREE RECEPTION ROOMS
- TWO SHOWER ROOMS
- DETACHED DOUBLE GARAGE & EXTENSIVE PARKING
- NO ONWARD CHAIN
- THREE /FOUR BEDROOMS
- POPULAR VILLAGE LOCATION
- SPACIOUS DINING KITCHEN & UTILITY
- SUBSTANTIAL ENCLOSED PLOT
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D' (57)

A STAND-OUT PROPERTY...! ONE OF A KIND!... ON A SUPERB PLOT!! \*\*NO CHAIN\*\*

STEP INSIDE... and take a look at this! Its ESSENTIAL! In order to gain a full sense of appreciation for the vast degree of versatile living space. Spanning in excess of 1,600 square ft. Over two floors! This delightfully deceiving detached home is positioned within the highly desirable, well-served village of Farndon. Situated close to Newark Town Centre, with ease of access onto the A56 and A1. Boasting a flawlessly free-flowing and incredibly flexible layout. The property allows suitability for a variety of purchasers, with an excellent bedroom and reception ratio, which can be mixed and matched to suit multiple needs and uses. The expansive accommodation comprises: Storm porch, an inviting entrance hallway, bay-fronted lounge, ground floor bedroom, a large modern shower room and a FABULOUS 23.FT TRIPLE ASPECT OPEN-PLAN LIVING/ DINING KITCHEN. Benefiting from a separate sitting room/ potential bedroom and utility room. The first floor hosts two further bedrooms and an en-suite shower room, from the master bedroom. Externally, you'll be amazed by the wonderful 0.18 of an acre plot. The front aspect provides a gated block-paved driveway, with secure double gates opening into additional parking options leading to a DETACHED DOUBLE GARAGE, with power and lighting. The well-appointed rear garden poises a variety of options for a purchaser to make their own mark, with an extensive paved seating area and vegetable garden. Further benefits of this interesting, unique and substantially sized detached home include uPVC double glazing throughout. REPLACED WITHIN THE LAST 2 YEARS and gas central heating. This could be JUST WHAT YOU'VE BEEN WAITING FOR...! A new start awaits... Marketed with NO ONWARD CHAIN!







**FIRST FLOOR LANDING:** 9'2 x 8'3 (2.79m x 2.51m)  
Providing carpeted flooring, open-spindle balustrade, a ceiling light fitting and access into two bedrooms. Max measurements provided.

**MASTER BEDROOM:** 19'2 x 13'1 (5.84m x 3.99m)  
A GENEROUS DOUBLE BEDROOM. Located on the first floor. Providing carpeted flooring, a ceiling light fitting, single panel radiator, dual-sided eaves storage and a central uPVC double glazed window to the rear elevation. Overlooking the large rear garden.

**EN-SUITE SHOWER ROOM:** 9'2 x 4'6 (2.79m x 1.37m)  
With tiled flooring, a low-level W.C, pedestal wash hand basin with chrome taps and partial walled tiled splash backs. A fitted shower cubicle with electric shower facility and floor to ceiling walled tiled splash backs. Heated towel rail, extractor fan and wall light fitting.

**BEDROOM THREE:** 11'6 x 7'9 (3.51m x 2.36m)  
Located on the first floor. Providing carpeted flooring, a ceiling light fitting, Velux roof light, extensive fitted wardrobes and storage cupboards.

**DETACHED DOUBLE GARAGE:** 18'4 x 14'10 (5.59m x 4.52m)  
Of sectional concrete construction with a pitched roof. Providing a manual up/ over garage door. Right sided personnel door, leading into the garden. Power and lighting.

**EXTERNALLY:**  
The property stands on a wonderful 0.18 of an acre enclosed plot. The front aspect is greeted by an in and out block paved driveway, allowing ample off-street parking. There is a medium height walled front boundary and a wrought iron right sided driveway, leading down to a secure wooden access gate, providing additional off-street parking, onto a gravelled driveway, within the rear garden. Leading up to the detached double garage. The rear garden is extremely well-appointed. Providing an extensive paved patio, directly from the open-plan living space, with raised plant beds. The well-tended rear garden is fully enclosed, predominantly laid to lawn, with vegetable beds, provision for a green house, garden shed and/or a dog kennel. There are fully fenced side and rear boundaries. The garden hosts three external lights and an outside tap.

**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.

**Approximate Size: 1,660 Square Ft.**  
Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D' (57)**

#### 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. The property also prides itself on the local Farndon Marina. Perfect for any waterside/ boat enthusiasts!

#### 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 a 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.





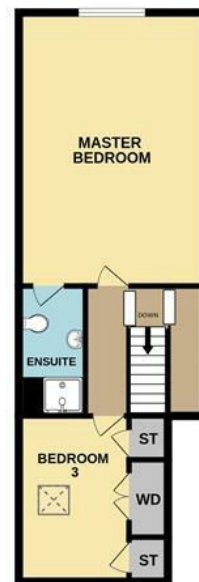





GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>81</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>57</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |