



Holmefield, Farndon, Newark





# Holmefield, Farndon, Newark

Guide Price £230,000

- CONTEMPORARY BUNGALOW
- LOVELY QUIET CUL-DE-SAC
- MODERN KITCHEN & SHOWER ROOM
- DRIVEWAY & PRIVATE ENCLOSED GARDEN
- EASE OF ACCESS TO AMENITIES, A46 & A1
- TWO BEDROOMS
- HIGHLY DESIRABLE VILLAGE LOCATION
- LARGE LIVING ROOM & HOBBIES ROOM
- EXCELLENT PRESENTATION, INSIDE & OUT
- NO CHAIN. Tenure: Freehold EPC 'E'



## ENTRANCE HALL: 12'8 x 3'3 (3.86m x 0.99m)

Accessed via a composite front entrance door. Providing modern LVT flooring. A ceiling light fitting, single panel radiator, loft hatch access point, smoke alarm, central heating thermostat. Fitted storage cupboard. Access into both bedrooms, shower room and the lounge/diner.

## LOUNGE/DINER: 17'4 x 12'7 (5.28m x 3.84m)

A GENEROUS, BRIGHT & AIRY reception room. Providing carpeted flooring. Sufficient living and dining space. Two ceiling light fittings, two single panel radiators and a central feature fireplace, housing an inset electric fire with a raised hearth and decorative oak surround. uPVC double glazed sliding doors open out into the garden. Access into the breakfast kitchen. Max measurements provided. Width reduces to 10'7 ft. (3.23m).

## CONTEMPORARY KITCHEN: 13'1 x 7'9 (3.99m x 2.36m)

Of attractive modern design. Providing tiled flooring. The complementary kitchen hosts a range of fitted cream wall and base units with laminate oak effect roll-top work surfaces over with mosaic-style tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap. Integrated electric oven with four ring induction hob over and stainless steel extractor hood above. Plumbing for an under counter washing machine. Provision for a freestanding fridge freezer and small dining table. Access to the concealed 'VISSMANN' boiler and electrical RCD consumer unit. A fitted airing cupboard houses the hot water cylinder. Ceiling light fitting. uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side external door, gives access into the garden. Max measurements provided.

## HOBBIES ROOM: 18'9 x 8'4 (5.72m x 2.54m)

A GENEROUS SPACE. Providing excellent multi-functional potential. Providing carpeted flooring, power, lighting via a ceiling strip light. Loft hatch access point. uPVC double glazed sliding doors to the front and rear elevations.

## MASTER BEDROOM: 12'9 x 9'1 (3.89m x 2.77m)

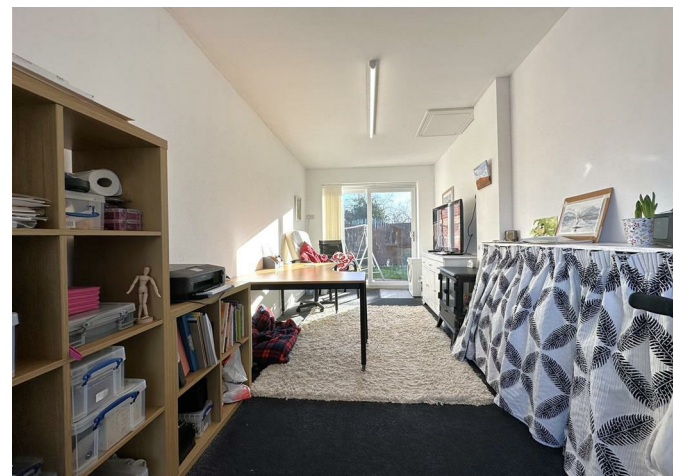
A DELIGHTFUL DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator, telephone point and a uPVC double glazed window to the front elevation. Enjoying a lovely outlook over the quiet cul-de-sac. Max measurements provided.

## BEDROOM TWO: 9'8 x 5'8 (2.95m x 1.73m)

A well-appointed single bedroom. Providing carpeted flooring, ceiling light fitting and a single panel radiator. uPVC double glazed window to the front elevation.

## HOW ABOUT HOLMEFIELD..?

We are pleased to represent this LOVELY CONTEMPORARY BUNGALOW. Pleasantly positioned within a quiet residential cul-de-sac. Situated in the highly-desirable, well-served village of Farndon. Full of excellent local amenities, pretty rural walks and superb transport links, with a regular bus service in situ, along with ease of access onto the A46, A1 and into Newark Town Centre. This IMPECCABLY PRESENTED HOME is a real credit to the existing owner. The property provides an attractive, modern and free-flowing internal layout, comprising, Entrance hall, two bedrooms, a SUPER STYLISH SHOWER ROOM. Large lounge/ diner and a CONTEMPORARY BREAKFAST KITCHEN. A clever private side passageway, connects the bungalow from front to back, with an attached hobbies room, with two sets of sliding doors, with power and lighting. Offering excellent multi-purpose use. Externally, the bungalow prides itself on an idyllic residential setting, with an unspoiled tree-lined outlook to the front aspect, with multi-vehicle off-street parking. The DELIGHTFUL PART WALL ENCLOSED REAR GARDEN retains a vast degree of privacy. Having been beautifully landscaped with a block paved seating area, directly from the lounge/diner. Further benefits of this wonderful residence include uPVC double glazing throughout and gas fired central heating. Prepare to be Impressed as you set upon this smashing home. Presented to an exceptionally high standard, in one of Newark's most sought after nearby villages. Marketed with NO ONWARD CHAIN!





#### MODERN SHOWER ROOM:

6'10" x 5'8" (2.08m x 1.73m)

OF STYLISH CONTEMPORARY DESIGN. Providing wood effect tile-effect flooring. A large double shower cubicle with mains shower facility, low-level W.C. Ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit. Majority stylish modern tiled splash-backs. Traditional heated towel rail. Ceiling light fitting. Obscure uPVC double glazed window to the side elevation.

#### EXTERNALLY:

The front aspect provides dropped kerb vehicular access, with off-street parking for multiple vehicles, via a shared driveway. The front garden is laid to lawn, with a paved pathway, leading to the external storm porch and front entrance door. A secure uPVC side external door gives access down the private passageway, which in-turn leads into the private enclosed rear garden. Beautifully landscaped. Predominantly laid to lawn with a large block paved seating area, gravelled borders. Provision and hard-standing for a garden shed. Outside light, external tap. Access into the hobbies room and into the breakfast kitchen. There is a high-level rear walled boundary and fenced side boundaries. The bungalow is pleasantly situated with a lovely outlook over the local tree-lined green. Creating a level of constant tranquility.

#### 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.**

**Approximate Size: 787 Square Ft.**

Measurements are approximate and for guidance only. This includes the attached hobbies room/ converted garage.

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'E'**

#### 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 a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

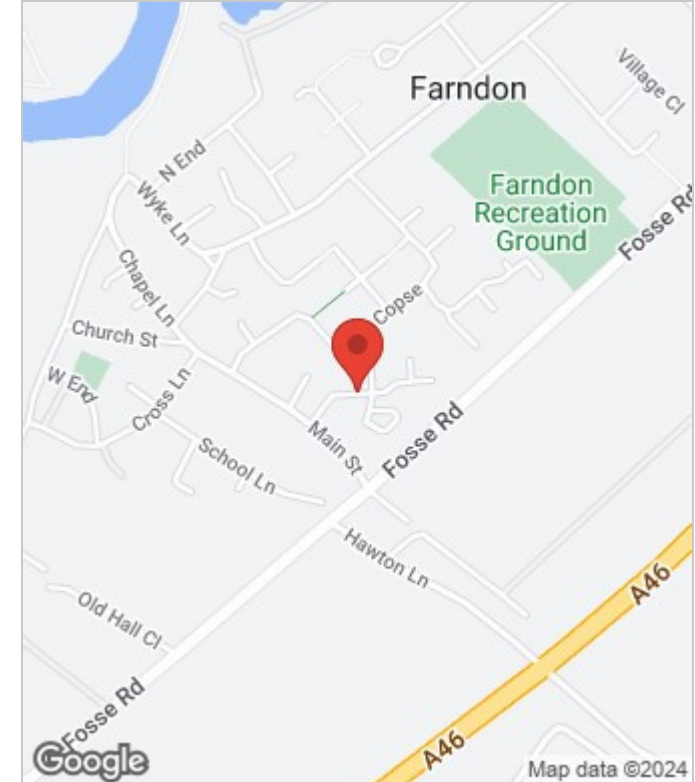
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 