



Linton Close, Farndon, Newark

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 OLIVER REILLY







# Linton Close, Farndon, Newark

Asking Price: £210,000

- SUPERBLY ENHANCED SEMI-DETACHED HOME
- DESIRABLE VILLAGE LOCATION
- STUNNING MODERN KITCHEN
- EXTENSIVE PLOT WITH EXCELLENT SCOPE
- uPVC Double Glazing & Gas CH. Via BRAND NEW BOILER
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GORGEOUS GROUND FLOOR BATHROOM
- DETACHED GARAGE & OFF-STREET PARKING
- NO CHAIN! Tenure: Freehold. EPC 'D'

NEWLY REFURBISHED PROPERTY!!.. AVAILABLE WITH \*\*NO CHAIN\*\*

This traditional semi-detached home has been internally captivated by an eye-catching and SUPERBLY STYLISH contemporary design. Ready and waiting for your immediate appreciation!

The property is positioned on a popular residential street, within a charming, sought-after and well-served village. Hosting a range of amenities, idyllic riverside walks and ease of access onto the A46, A1 and to Newark Town Centre. Promoting VILLAGE LIFE, AT IT'S FINEST!

The property has been beautifully enhanced and shows a large and lavish level of accommodation. Perfect for first time buyers or growing families, seeking their next long-term move! The spacious free-flowing layout comprises: Entrance hall, sizeable lounge, separate dining room OPEN-PLAN through to a SUPERB DUAL-ASPECT KITCHEN, with a range of integrated appliances. A luxurious ground floor bathroom and THREE WELL-PROPORTIONED BEDROOMS on the first floor.

Externally, the property stands on a substantial plot. Greeted with dropped kerb vehicular access onto a multi-car driveway, leading down to a DETACHED SINGLE GARAGE. The HUGE rear garden is poised and ready for you to inject your own personality. Promising great scope for an extension, if required. Subject to relevant planning approvals. Showing an endless level of external possibilities!

Further benefits of this SLEEK & SOPHISTICATED home include uPVC double glazing throughout and gas fired central heating, via a BRAND NEW gas combination boiler.

THE ONLY THING THAT'S MISSING... IS YOU! Marketed with NO ONWARD CHAIN..!



## ENTRANCE HALL:

3'9 x 3'9 (1.14m x 1.14m)

Accessed via a part obscure uPVC double glazed side entrance door. Providing herringbone-style vinyl flooring, a ceiling light fitting, smoke alarm, carpeted stairs rising to the first floor and access into the lounge.

## LOUNGE:

13'3 x 12'0 (4.04m x 3.66m)

A lovely reception room, providing continuation of the wood effect herringbone-style vinyl flooring, picture, railing, ceiling light fitting, double panel radiator, TV/telephone connectivity point, uPVC double glazed window to the front elevation. Access into the separate dining room. Max measurements provided.

## DINING ROOM:

9'8 x 8'10 (2.95m x 2.69m)

A well-proportioned reception room. Providing continuation of the wood-effect herringbone-style vinyl flooring. Recessed ceiling spotlights, double panel radiator, provisional space for a dining table and chairs. Access into the ground floor bathroom and open access through to the superb modern kitchen. Max measurements provided.

## DUAL-ASPECT KITCHEN:

11'5 x 8'5 (3.48m x 2.57m)

Of FABULOUS contemporary design The BRAND NEW kitchen hosts a vast array of complementary fitted wall and base units with patterned marble-effect laminate roll-top work surfaces over and white bevelled wall tiled splash backs. Inset sink with brushed brass mixer tap and drainer. Integrated 'LAMONA' electric oven with four ring hob over and black stainless steel extractor hood above. Integrated Slimline dishwasher. Fitted larder storage cupboard. Under counter plumbing/provision for a washing machine/tumble dryer and freestanding fridge freezer. Recessed ceiling spotlights, heat alarm and a uPVC double glazed window to the side and rear elevation. An obscure uPVC double glazed left sided external door leads into the large rear garden.

## GROUND FLOOR BATHROOM:

9'7 x 6'8 (2.92m x 2.03m)

Of STUNNING modern design, providing ceramic tiled flooring. A wooden panelled bath with brushed brass mixer tap, wall inset mains shower facility with rainfall-effect, shower head, additional hand-held shower head, wall mounted clear glass shower screen and floor to ceiling wall tiling. Low-level W.C with integrated push-button flush, white ceramic wash hand basin with brushed brass mixer tap, inset to a floating fitted vanity drawer storage unit. Brushed brass heated towel rail, medium height wall tiling with stylish wooden panelling above. A large full height double cupboard houses the electrical RCD consumer unit, electricity meter and brand-new 'IDEAL' gas combination boiler. The bathroom has two obscure uPVC double glazed windows to the side elevation, recessed ceiling spotlights and extractor fan.

## FIRST FLOOR LANDING:

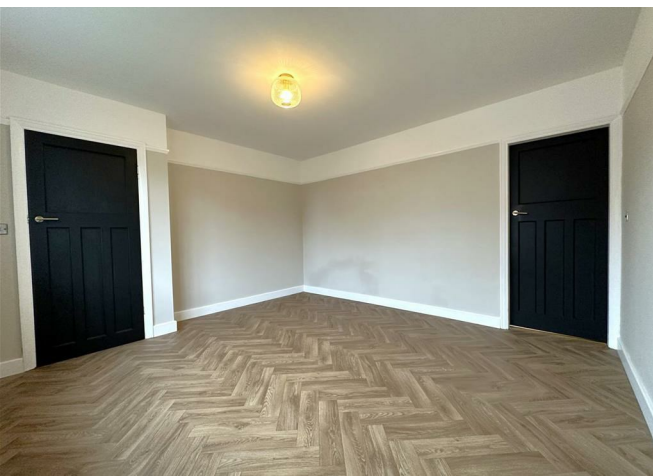
4'4 x 2'7 (1.32m x 0.79m)

Providing brand new carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point and a uPVC double glazed window to the left side elevation. Access into all three well-proportioned bedrooms.

## MASTER BEDROOM:

16'4 x 9'1 (4.98m x 2.77m)

A generous double bedroom, with brand-new carpeted flooring, a large double panel radiator, ceiling light fitting, high-level TV connectivity point and two wall light fittings. uPVC double glazed window to the front elevation.







#### 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.

#### BEDROOM TWO:

13'1 x 8'10 (3.99m x 2.69m)

Further to my bedroom, providing brand new, carpeted flooring, a double panel radiator, ceiling light fitting, TV connectivity point and a uPVC double glazed window to the rear elevation. Overlooking the generous Rear garden.

#### BEDROOM THREE:

9'10 x 6'10 (3.00m x 2.08m)

A well-appointed bedroom, providing brand new carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point and a uPVC double glazed window to the rear elevation.

#### DETACHED GARAGE:

15'7 x 8'3 (4.75m x 2.51m)

Of concrete sectional design. Accessed via hardwood double doors. Single glazed window to the right side elevation. A wooden right sided personnel door gives access into the garden.

#### EXTERNALLY:

The front aspect provides drop kerb vehicular access onto an extensive concrete driveway. The front garden is heavily gravelled, providing additional off-street parking or sufficient space for a hard landscaped area. There is a fenced left side boundary and medium height walled right side and front boundary. The concrete driveway provides access to the uPVC side entrance door with integrated external store, accessed via a secure wooden door.

The driveway continues down to provide additional parking, if required, with access into the detached concrete sectional garage. The extensive rear garden promotes the perfect opportunity for a buyer to inject their own personality retaining two established trees. A concrete pathway leads to the bottom of the garden. There are provisions and hard-standing for a metal storage shed. There is an outside tap and access to the concealed gas meter. There is excellent scope for an extension, subject to relevant planning approvals. Fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a BRAND NEW gas combination boiler 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: 791 Square Ft.

Measurements are approximate and for guidance only.

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

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'D' (67)

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.







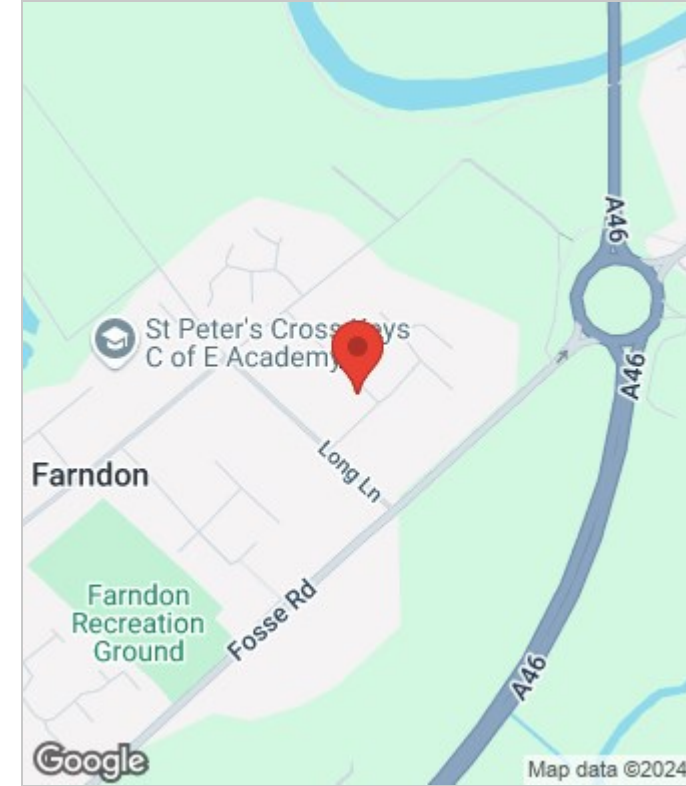


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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 2002/91/EC	