



Marsh Lane, Farndon, Newark

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OLIVER REILLY



Marsh Lane, Farndon, Newark

Offers in excess of £225,000

- EXTENDED SEMI-DETACHED HOME
- HIGHLY DESIRABLE VILLAGE LOCATION
- WONDERFUL 25FT OPEN-PLAN DINING KITCHEN
- BLOCK PAVED DRIVEWAY & GENEROUS GARDEN
- COMBINED CHARACTER & CONTEMPORARY DESIGN
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & FIRST FLOOR SHOWER ROOM
- EASE OF ACCESS ONTO A46, A1 AND TOWN CENTRE
- NO CHAIN! Tenure: Freehold EPC: 'C' (70)

WHAT A GEM...!
 LOOK NO FURTHER... This property is an excellent choice for families and couples alike, thanks to its tasteful design and convenient location. Ensuring ease of access onto the A46, A1 and to Newark Town Centre. This eye-catching and EXTENDED semi-detached home showcases a marvellous blend of comfort and attractive contemporary design. Set to impress upon your internal viewing!
 The deceptive yet spacious internal layout comprises: Inviting entrance hall, ground floor W.C, two equally generous receptions rooms and a WONDERFUL 25FT OPEN-PLAN DINING KITCHEN. Providing French doors, opening out onto an lovely decked seating area.
 The first floor landing hosts a modern shower/ wet room and THREE EXCELLENT SIZED BEDROOMS. All ensuring fitted storage/ wardrobes.
 Externally, the property stands proud in the heart of an incredibly desirable village, close to amenities and idyllic riverside walks. The front aspect is greeted with vehicular access onto a BLOCK PAVED DRIVEWAY. The front garden poses great scope to be adapted into additional parking options, if required. The well-appointed rear garden has been wonderfully maintained. Providing the perfect external escape, for any growing family.
 Further benefits of this warm and welcoming residence include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.
 PACK YOUR BAGS!.. Because we have found the home for you! Step inside and see for yourself.
 Marketed with ****NO ONWARD CHAIN****



ENTRANCE HALL: 14'6 x 6'1 (4.42m x 1.85m)
 Accessed via an obscure composite side entrance door. Providing wood-effect tiled flooring, an exposed wooden staircase with handrail, rising to the first floor, dado railing, double panel radiator, ceiling light fitting and a uPVC double glazed window to the side elevation. Access into the open-plan dining kitchen and both well-appointed reception rooms.

GROUND FLOOR W.C: 4'10 x 2'8 (1.47m x 0.81m)
 Of modern design. Providing continuation of the wood-effect tiled flooring. A low-level W.C with integrated push-button flush. Wall mounted ceramic wash hand basin with chrome mixer tap. Ceiling light fitting and a uPVC double glazed window to the rear elevation.

SITTING ROOM: 12'5 x 10'7 (3.78m x 3.23m)
 With continuation of the wood-effect tiled flooring. Providing a ceiling light fitting, low-level double panel radiator, TV connectivity point, picture, railing and an exposed feature fireplace, housing an open fire with raised tiled hearth and surround. uPVC double glazed window to the front elevation.

LOUNGE: 13'10 x 12'5 (4.22m x 3.78m)
 A further spacious reception room. With continuation of the wood-effect tiled flooring. Providing a large low-level double panel radiator, a ceiling light fitting, TV connectivity point and a uPVC double glazed window to the front elevation.

OPEN-PLAN DINING KITCHEN: 25'1 x 9'9 (7.65m x 2.97m)
 A wonderfully EXTENDED open-pan family sized space, providing continuation of the wood-effect tiled flooring. The bespoke kitchen houses a range of complementary wall and base units with oak flat-edge work surfaces over. Inset white ceramic Belfast sink with chrome mixer tap. Provision for a freestanding cooker with glass splash back and stainless steel extractor hood above. Under-counter, plumbing/provision for a washing machine, fridge and freezer. Fitted larder storage cupboard. Access to the concealed electrical RCD consumer unit. Recessed ceiling spotlights. The large dining area has continuation of the wood-effect tiled flooring, a large double panel radiator, sufficient space for sizeable dining table and chairs. Recessed ceiling spotlights, uPVC double glazed window to the side and rear elevations. uPVC double glazed French doors open out onto a large decked outdoor entertainment area, within the generous rear garden. Max measurements provided. Width narrows to 8'3 ft. (2.51m).

FIRST FLOOR LANDING: 7'8 x 6'3 (2.34m x 1.91m)
 Providing exposed wooden floorboards, a ceiling light fitting, dado railing, loft hatch access point and a uPVC double glazed window to the rear elevation. Access into the family bathroom and all three well-proportioned bedrooms.

MASTER BEDROOM: 12'6 x 11'8 (3.81m x 3.56m)
 A generous double bedroom providing exposed wooden floorboards, a single panel radiator, ceiling light fitting, decorative cast-iron fireplace with inset glass hearth. A fitted storage cupboard houses the modern 'WORCESTER' gas combination boiler. uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO: 12'10 x 10'7 (3.91m x 3.23m)
 With complementary exposed wooden floorboards, a ceiling light fitting, double panel radiator and a useful fitted storage cupboard with shelving and clothes hanging facilities uPVC double glazed window to the side elevation. Max measurements provided.





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 THREE:

9'8 x 9'5 (2.95m x 2.87m)

A further well-proportioned bedroom with exposed wooden floorboards, a ceiling light fitting and useful over-stairs storage cupboard. uPVC double glazed window to the side elevation. Max measurements provided.

FIRST FLOOR SHOWER ROOM:

7'2 x 6'3 (2.18m x 1.91m)

Of modern design, and wet-room style. Providing waterproof flooring. An electric shower facility with white floor to ceiling wall tiling. Low-level W.C with integrated push-button flush and a pedestal wash basin with chrome taps. Double panel radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

EXTERNALLY:

The front aspect is greeted with dropped kerb vehicular access onto a block paved MULTI-CAR driveway. The front garden is of an excellent proportion. Predominantly laid to lawn, with a vast array of established bushes, shrubs and slate shingled borders. There are medium height left side boundaries and high-level hedged side/ front boundaries. A paved double-width pathway leads to the side entrance door, with storm canopy above and external ceiling light. A wooden left-sided access gate opens through to a sizable rear garden. Predominantly laid to lawn with a variety of established trees, bushes and shrubs. There is a generous decked outdoor seating area, accessed via the French doors within the dining kitchen, with external double electrical power point and outside cold, water tap. There is provision for a detached timber summerhouse and garden shed. There are two external wall lights, a security light, fully fenced side and rear boundaries.

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: 1,062 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (70)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	