



Marsh Lane, Farndon, Newark

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 OLIVER REILLY







# Marsh Lane, Farndon, Newark

- EXTENDED DETACHED CHALET HOME
- HIGHLY DESIRABLE VILLAGE LOCATION
- OPEN-PLAN KITCHEN & MODERN SHOWER ROOM
- EXTENSIVE & PRIVATE 0.16 OF AN ACRE PLOT
- SCOPE TO MODERNISE & MAKE YOUR OWN!
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- DETACHED DOUBLE GARAGE & DETACHED SINGLE GARAGE
- SUBSTANTIAL MULTI-CAR GATED DRIVEWAY
- VIEWING ESSENTIAL! NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £270,000 - £280,000. A VISION OF VERSATILITY! \*\*DETACHED DOUBLE GARAGE & DETACHED SINGLE GARAGE\*\*

This eye-catching detached chalet-style home was constructed in the 1920's. STANDING PROUD with a high-degree of flexibility and a HUGELY DECEPTIVE level of living space. Having been SUBSTANTIALLY EXTENDED!.. To create a copious internal design, suitable for a variety of individual needs.

The property holds a DESIRABLE POSITION in a HUGELY SOUGHT-AFTER and extremely WELL SERVED village location. Situated on the outskirts of Newark Town Centre. Hosting ease of access onto the A46, A1 and A17.

If you're searching for something truly UNIQUE... Then.. LOOK NO FURTHER! Occupying a captivating 0.16 of an acre private plot, full of PURE POTENTIAL. This great home is not to be overlooked.

The well-appointed internal layout comprises: Entrance hall, a SPACIOUS DUAL-ASPECT LIVING ROOM with feature fireplace, a pantry, fitted kitchen, OPEN-PLAN to a large living/ dining room, a separate conservatory and a STYLISH CONTEMPORARY SHOWER ROOM.

The first floor occupies a large landing, with great adaptability and potential, leading into THREE DOUBLE BEDROOMS. Externally, the property is greeted with a wrought-iron DOUBLE GATED DRIVEWAY. Ensuring AMPLE PARKING OPTIONS. Leading down to a DETACHED GARAGE. Equipped with power, lighting and an inspection pit. There is also the benefit of a further DETACHED SINGLE GARAGE and a lovely timber summer house. All within the large plot, in the established and HIGHLY-PRIVATE rear garden. Leaving much to your imagination!

Further benefits of this delightful and individual home include uPVC double glazing throughout and gas fired central heating.

SEE IT! TO BELIEVE IT! This interesting residence is full of HOPES AND POSSIBILITIES! Step inside and see for yourself! Marketed with \*\*NO ONWARD CHAIN!\*\*.



## Guide Price £270,000



<b>ENTRANCE HALL:</b> Max measurements provided.	10'9 x 7'2 (3.28m x 2.18m)
<b>BAY-FRONTED LIVING ROOM:</b> Max measurements provided into bay window.	16'11 x 11'4 (5.16m x 3.45m)
<b>PANTRY:</b>	6'1 x 3'0 (1.85m x 0.91m)
<b>KITCHEN:</b>	9'5 x 8'10 (2.87m x 2.69m)
<b>OPEN-PLAN LIVING/DINING ROOM:</b>	15'7 x 9'9 (4.75m x 2.97m)
<b>CONSERVATORY:</b>	9'5 x 8'9 (2.87m x 2.67m)
<b>GROUND FLOOR SHOWER ROOM:</b>	7'5 x 5'1 (2.26m x 1.55m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	15'1 x 3'7 (4.60m x 1.09m)
<b>MASTER BEDROOM:</b>	11'8 x 9'9 (3.56m x 2.97m)
<b>BEDROOM TWO:</b> Max measurements provided	11'10 x 9'10 (3.61m x 3.00m)
<b>BEDROOM THREE:</b> Max measurements provided.	10'4 x 9'3 (3.15m x 2.82m)
<b>DETACHED DOUBLE GARAGE:</b> Of brick built construction with a pitched tiled roof. Accessed via two manual up/ over garage doors. Equipped with power, lighting, an inspection put and loft hatch access point. Providing useful over-head storage. uPVC double glazed window to the side and rear elevation. A wooden side personal door gives access out to the garden.	21'2 x 15'10 (6.45m x 4.83m)
<b>DETACHED SINGLE GARAGE:</b> Of detached concrete sectional construction. Accessed via a manual up/ over garage door with a single glazed wooden window to the right side elevation. Providing sufficient external storage space.	15'9 x 8'1 (4.80m x 2.46m)
<b>DETACHED SUMEMR HOUSE:</b> Of timber construction with a pitched felt roof. Accessed via wooden double doors. Providing two windows to the front elevation, a window to the left and right side elevation.	7'9 x 7'9 (2.36m x 2.36m)





#### EXTERNALLY:

The property occupies a great central position in a popular village location. Standing on an excellent 0.16 of an acre private plot. The front aspect provides dropped kerb vehicular access onto a double wrought-iron gated driveway, with outside lighting, leading down to a DETACHED DOUBLE GARAGE, with further parking space, if required. The front garden is laid to lawn with established bushes, hedged side and front boundaries. There is a delightful original Victorian lamp post within a part concrete and part paved seating area, which could also be used as secure parking. The large rear garden is predominantly laid to lawn, with access into the DETACHED SINGLE GARAGE and SUMMER HOUSE. The bottom of the garden hosts a small orchard. There are mature hedged side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, cavity wall insulation, a replacement roof within the last 10 years 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: 1,107 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached garages or summer house.

#### Tenure: Freehold.

sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'tbc- On Order'

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

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 