



Holmefield, Farndon, Newark

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 OLIVER REILLY



Holmefield, Farndon, Newark

- DECEPTIVELY SPACIOUS BUNGALOW
- QUIET CUL-DE-SAC & POPULAR VILLAGE SETTING
- DINING KITCHEN & ADAPTABLE INTEGRAL GARAGE SPACE
- MAGNIFICENT LANDSCAPED GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROAD LINKS
- THREE BEDROOMS
- COPIOUS LOUNGE/DINER & CONSERVATOY
- CLOAKROOM W.C & FOUR-PIECE BATHROOM
- DRIVEWAY TO FRONT ASPECT
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

HOLMEFIELD IS WHERE THE HEART IS...! ****NO CHAIN!****

It's highly likely that you will be Hugely DECEIVED from the external aesthetics of this tardis-like bungalow. Occupying a lovely position within a charming and quiet cul-de-sac, admiring an unspoiled local green with tree-lined outlook. If your're searching for SPACE AND VERSATILITY...LOOK NO FURTHER! This expansive home provides over 1,200 square/ft of adaptable accommodation, which has evidently been well-maintained but remains primed and ready for you to inject your own personality.

The copious, yet free-flowing internal layout comprises: Entrance porch, a sizeable inner hallway, cloakroom/ W.C, modern dining kitchen, with access into a MULTI-FUNCTIONAL integral garage/ large utility, with electric roller door and fantastic internal potential. Furthermore, the bungalow enjoys a LARGE LOUNGE/DINER and an equally spacious conservatory, with French doors leading out onto a substantial paved seating area. There are THREE WELL-PROPORTIONED BEDROOMS. All benefiting from FITTED WARDROBES and a four-piece bathroom.

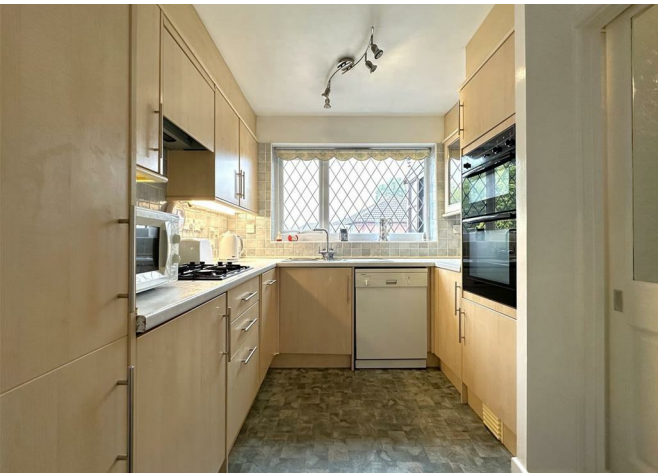
Externally, appearances continue to be deceptive, as you can't help but take FULL APPRECIATION of the MAGNIFICENT 0.11 OF AN ACRE PRIVATE PLOT. There is a driveway to the front aspect, with access into the integral garage. The WONDERFULLY LANDSCAPED GARDEN is a picturesque tranquil escape, full of charm and colour, simply like no other! There are a variety of secluded seating areas and a beautiful array of planted maturity.

Further benefits of this warm and welcoming residence include uPVC double glazing and gas central heating. Captivated by its charm and distinctive potential. This exciting bungalow will truly hold the KEY TO YOUR HEART.! Step inside and see for yourself...! Marketed with ****NO ONWARD CHAIN!****.

Asking Price: £250,000



ENTRANCE PORCH:	7'6 x 4'3 (2.29m x 1.30m)
INNER HALLWAY:	15'1 x 6'2 (4.60m x 1.88m)
CLOAKROOM/ W.C:	5'9 x 4'3 (1.75m x 1.30m)
DINING KITCHEN:	11'10 x 7'0 (3.61m x 2.13m)
MULTI-PURPOSE INTEGRAL GARAGE:	19'1 x 8'7 (5.82m x 2.62m)
Currently utilised as a large utility room. Accessed via an electric roller garage door. With additional personal access via a secure fire-door, from the dining kitchen. With oak laminate flooring. Equipped with power and lighting. A large loft hatch access point, wall mounted (VIESSMANN) gas fired boiler, gas/ electricity meters and the electrical RCD consumer unit. Hosting a vast array of wall units, promoting excellent storage and great scope to be adapted into further living accommodation. Subject to relevant approvals.	
LARGE LOUNGE/DINER:	19'8 x 18'9 (5.99m x 5.72m)
Max measurements provided.	
SPACIOUS CONSERVATORY:	11'8 x 9'5 (3.56m x 2.87m)
MASTER BEDROOM:	11'6 x 9'6 (3.51m x 2.90m)
BEDROOM TWO:	9'7 x 9'5 (2.92m x 2.87m)
BEDROOM THREE:	11'2 x 6'5 (3.40m x 1.96m)
FOUR-PIECE BATHROOM:	10'10 x 9'8 (3.30m x 2.95m)
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.

EXTERNALLY:

The bungalow enjoys a lovely position, within a quiet and desirable cul-de-sac with an attractive tree-lined outlook in front of the property. Standing on a deceptive 0.11 of an acre triangulated, private plot. The front aspect provides a tarmac driveway, with access into the integral single garage, via an electric roller garage door and outside tap. There is a low-maintenance gravelled and paved frontage. A concrete pathway leads to the front porch entrance door and follows round to a left side gate, opening onto a paved shared passageway, with external ceiling lights. This follows to a secure timber gate, which opens into the BEAUTIFULLY LANDSCAPED and WONDERFULLY ESTABLISHED rear garden. Filled with a variety of mature plants, bushes and shrubs, filling the garden with colour and tranquility... In ABUNDANCE! The garden is partially laid to lawn, with beautiful planted borders, which cleverly break up the external space. There are a variety of large paved seating areas. One in particular, accessed from the French doors in the conservatory, with a timber framed pergola and access to a garden shed/ workshop, equipped with power and lighting. The bottom of the garden retains further paved hard-standing and provision for a summer house. There are part fenced and hedged boundaries, all of which retain a huge level of privacy.

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: 1,202 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage/ utility.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

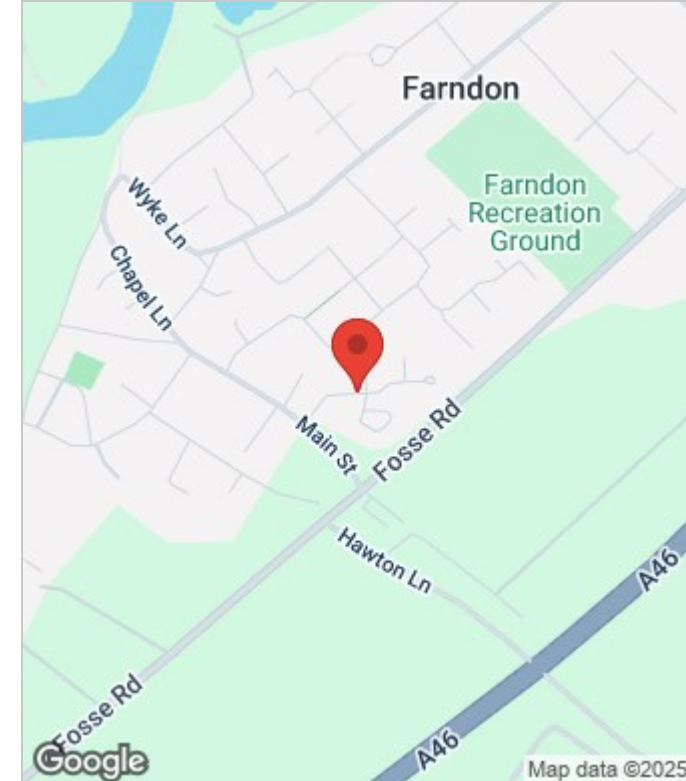
Council Tax: Band 'C'

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.







Energy Efficiency Rating

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