



Marsh Lane, Farndon, Newark

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# Marsh Lane, Farndon, Newark

- SPACIOUS SEMI-DETACHED HOME
- THREE BEDROOMS
- HUGELY POPULAR VILLAGE LOCATION
- TWO RECEPTION ROOMS
- SCOPE TO MAKE YOUR OWN & MODERNISE
- GENEROUS PRIVATE GARDEN
- EXTENSIVE DRIVEWAY & LARGE DETACHED OUTBUILDING/WORKSHOP
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO AMENITIES & MAIN ROAD LINKS
- NO CHAIN! Tenure: Freehold. EPC 'D'

**\*\*INTERNAL IMAGES TO FOLLOW\*\***  
**ONE TO MAKE YOUR OWN!...**

Its time to STEP INSIDE this spacious semi-detached home. Occupying a wonderful position, in the heart of this ever popular, well-served and cleverly connected central village. Closely situated for ease of access onto the A46 and to Newark Town Centre.

If you're looking for the perfect place to inject your own personality, then LOOK NO FURTHER!... This brilliant BLANK CANVAS shows great promise and significant scope for you to enhance and improve.

The well-proportioned internal layout comprises: Inviting entrance hall, a generous lounge with open-archway through to a separate dining room and a spacious kitchen.

The first floor hosts THREE EXCELLENT SIZED BEDROOMS. All with fitted wardrobes/ storage options and a three-piece family bathroom.

Externally, the house stands on a MAGNIFICENT PRIVATE PLOT. Equally filled with options and opportunities to suit your needs. The front aspect is greeted via an EXTENSIVE MULTI-VEHCILE DRIVEWAY. Giving access into a LARGE ATTACHED OUTBUILDING/ WORKSHOP.

The charming and peaceful rear garden shows a delightful external escape. Hosting a sizeable paved seating area and sufficient space for a sizeable extension. Subject to relevant planning approvals.

Further benefits of this eye-catching family-sized residence include uPVC doubler glazing, via a modern combination boiler, oak internal doors to the ground floor and uPVC double glazing throughout.

It's time to TURN THE KEY & START YOUR STORY! This exciting opportunity is ONE NOT TO BE MISSED...!! Marketed with NO ONWARD CHAIN!!

Asking Price: £220,000



ENTRANCE HALL:	10'9 x 6'10 (3.28m x 2.08m)
LOUNGE:	13'5 x 10'10 (4.09m x 3.30m)
DINING ROOM:	10'2 x 8'7 (3.10m x 2.62m)
KITCHEN:	11'7 x 10'2 (3.53m x 3.10m)
Max measurements provided.	
FIRST FLOOR LANDING:	8'10 x 6'0 (2.69m x 1.83m)
MASTER BEDROOM:	10'10 x 10'9 (3.30m x 3.28m)
Max measurements provided.	
BEDROOM TWO:	10'4 x 8'4 (3.15m x 2.54m)
Max measurements provided.	
BEDROOM THREE:	9'7 x 7'2 (2.92m x 2.18m)
Max measurements provided.	
FIRST FLOOR BATHROOM:	8'5 x 4'8 (2.57m x 1.42m)
DETACHED OUTBUILDING/ WORKSHOP:	15'10 x 7'3 (4.83m x 2.21m)

Of brick built construction with a flat roof. A generous size. Promoting great scope to be utilised for a variety of individual purposes. Accessed via two wooden personal doors, to the front elevation. Equipped with lighting and a right sided wooden personal door. Giving access to the garden.

### EXTERNALLY:

The property stands proud in the heart of a thriving and hugely popular village. Filled with amenities and excellent transport links onto main roads and to Newark Town Centre. The house stands on a magnificent plot and is greeted with dropped kerb vehicular access onto a generous concrete driveway. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles. The front garden is laid to lawn with a mature oak tree, partially fenced and hedged side boundaries. There is great potential to adapt the front garden for further parking options, if required. Access to the front entrance door with a sloped roof storm canopy above. The left side aspect has a wooden personal door, leading to a rear porch, giving access to the brick outbuilding and into the large rear garden. Promoting an oasis of space and privacy. The garden is predominantly laid to lawn, hosting a variety of mature bushes and shrubs. There is a substantial paved patio/ seating area. Directly from the rear door in the kitchen. There is an outside tap, fenced side boundaries and hedged rear boundary.



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.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 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: 965 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'D' (66)**

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:**





GROUND FLOOR

1ST FLOOR



### 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>		<b>75</b>
(55-68) <b>D</b>	<b>66</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

