



Marsh Lane, Farndon, Newark

 3  1  2  D

OLIVER REILLY 



# Marsh Lane, Farndon, Newark

Guide Price £240,000

- EXTENDED SEMI-DETACHED HOME
- POPULAR & WELL-SERVED VILLAGE LOCATION
- SIZEABLE FITTED KITCHEN & UTILITY
- LOVELY PRIVATE REAR GARDEN
- EASE OF ACCESS ONTO A46 & TO TOWN CENTRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE DETACHED GARAGE & WORKSHOP
- EXTENSIVE GATED MULTI-VEHICLE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'D'

GARDENERS PARADISE WITH MORE THAN MEETS THE EYE!!!

Do NOT be deceived by this spacious & EXTENDED semi-detached home. Occupying a popular position, in a highly desirable, well-served and cleverly connected village!... Situated on the outskirts of Newark Town Centre. Close to main road corridors a wide range of amenities and idyllic walks across the local countryside and along the banks of the River Trent.

This highly regarded home showcases great living flexibility and despite being increased in size, still offers great potential for you to TAKE TO THE NEXT LEVEL!

The sizeable internal layout comprises: Entrance hall, lounge with open fire, a modern ground floor bathroom a spacious fitted kitchen, separate utility room and a GENEROUS 15FT L-SHAPED DINING/ FAMILY ROOM. Boasting Parquet flooring and French doors out to the garden.

The first floor provides three WELL-PROPORTIONED bedrooms.

Externally, the property occupies a brilliant plot. Greeted with an EXTENSIVE MULTI-VEHICLE DRIVEWAY. Suitable for a caravan/ motorhome. This leads down to a LARGE DETACHED GARAGE with integral workshop and attached external store. Providing power, lighting and superb scope to be adapted or converted. Subject to relevant approvals.

The LARGE & LOVELY REAR GARDEN has been well-maintained and secures a vast degree of privacy. A perfect space for the whole family to enjoy!... especially if you're green fingered! There is an ADDITIONAL DETACHED WORKSHOP- Promising further multi-purpose potential.

Additional benefits of this STRIKING & SPACIOUS SEMI include uPVC double glazing and gas central heating.

VILLAGE CHARM MEETS EXTENDED FAMILY LIVING!.. Promising a peaceful place to call YOUR home! Marketed with NO ONWARD CHAIN!!



<b>ENTRANCE HALL:</b>	59 x 4'10 (1.75m x 1.47m)
<b>LOUNGE:</b>	12'10 x 11'10 (3.91m x 3.61m)
<b>KITCHEN:</b>	15'1 x 7'10 (4.60m x 2.39m)
<b>UTILITY ROOM:</b>	8'9 x 5'5 (2.67m x 1.65m)
<b>GENEROUS L-SHAPED DINING ROOM:</b> Max measurements provided.	15'10 x 15'4 (4.83m x 4.67m)
<b>BATHROOM:</b>	7'5 x 5'8 (2.26m x 1.73m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	11'3 x 4'10 (3.43m x 1.47m)
<b>MASTER BEDROOM:</b>	12'10 x 10'9 (3.91m x 3.28m)
<b>BEDROOM TWO:</b>	11'10 x 7'10 (3.61m x 2.39m)
<b>BEDROOM THREE:</b>	9'6 x 6'10 (2.90m x 2.08m)
<b>LARGE DETACHED GARAGE:</b> Of brick built construction with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power and lighting. Open-access through to the workshop.	17'3 x 9'10 (5.26m x 3.00m)
<b>ATTACHED WORKSHOP:</b> Equipped with power and lighting. Wooden window to the rear elevation. A left sided wooden personal door opens out to the garden.	9'10 x 6'9 (3.00m x 2.06m)
<b>ATTACHED TIMBER STORE:</b> A great external storage space, located in the rear garden.	8'9 x 6'3 (2.67m x 1.91m)
<b>DETACHED TIMBER WORKSHOP:</b> A great multi-purpose space, accessed via a wooden personal door. Equipped with power and lighting. Wooden window to the front elevation.	15'10 x 7'10 (4.83m x 2.39m)





#### **EXTERNALLY:**

This extended home is positioned in a popular village, set on the outskirts of Newark Town Centre, close to amenities and main roads. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE GATED MULTI-VEHICLE CONCRETE DRIVEWAY. Allowing ample parking for a variety of vehicles. Including a caravan/ motorhome. With fenced side and front boundaries. The right side aspect gives access to the side entrance door, with two external wall lights. A secure gate opens onto an additional driveway space, with outside tap, down to a LARGE DETACHED GARAGE, with an external security light. A wrought iron personal gate leads to the LOVELY & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a range of complementary planted borders. There is a small paved seating area, with external security light, directly from the uPVC double glazed French doors in the extended dining room. A paved pathway follows down the garden, with a variety of raised plant and vegetable beds. Leading to a DETACHED TIMBER WORKSHOP. Retaining a high-level of privacy, with a privet hedged side boundaries and a fenced rear boundary.

#### **Approximate Size: 960 Square Ft.**

Measurements are approximate and for guidance only.

#### **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.

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'B'**

#### **EPC: Energy Performance Rating: 'D'**

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 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.

#### **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.

#### **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 an appointment, please contact us on: 01636 558 540.

#### **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.





GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC

