



Marsh Lane, Farndon, Newark

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OLIVER REILLY





# Marsh Lane, Farndon, Newark

- WELL-PROPORTIONED SEMI-DETACHED HOME
  - FUNCTIONAL ATTIC SPACE WITH VELUX ROOF LIGHT
  - SIZEABLE LOUNGE WITH LOG BURNER
  - CONTEMPORARY FOUR-PIECE FAMILY BATHROOM
  - EXTENSIVE DRIVEWAY & DETACHED TIMBER GARAGE
- TWO/THREE DOUBLE BEDROOMS
  - POPULAR VILLAGE WITH AMENITIES & ACCESS TO MAIN ROADS!
  - OPEN-PLAN LIVING/ DINING KITCHEN & USEFUL UTILITY PORCH
  - GENEROUS REAR GARDEN WITH POTENTIAL TO EXTEND (STPP)
  - NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £220,000-£230,000. THE PERFECT FRESH START!

Whether you're a first-time buyer, growing family or downsizer, this beautifully maintained semi-detached home offers a fantastic opportunity to move straight in and make it your own! Offered with NO UPWARD CHAIN! BOASTING a generous driveway, detached wooden garage and large private garden, combining MODERN LIVING WITH EVERYDAY PRACTICALITY!

Situated in a pleasant residential position within a hugely popular and well-served village, the property enjoys easy access to idyllic countryside walks, the town centre and major road links.

Internally, the well-proportioned accommodation is DECEPTIVE IN DESIGN and comprises: Entrance hall, a spacious lounge with an eye-catching feature fireplace and inset log burner, plus a GENEROUS 17FT OPEN-PLAN LIVING/ DINING KITCHEN, with a breakfast bar and access to a useful lean-to utility porch.

The first floor hosts TWO DOUBLE BEEDROOMS and a tasteful, CONTEMPORARY FOUR-PIECE BATHROOM. The master bedroom also provides access via a staircase up to a useful and functional attic space, complete with eaves storage and a Velux roof light. This versatile area offers plenty of scope for storage or further use, subject to any necessary permissions.

Externally, the property occupies a PARTICULARLY APPEALING PLOT! Welcomed by a substantial driveway with ample parking for several vehicles and could accommodate a caravan/ motorhome. A side persona gate opens through to a useful external store and down to a large detached wooden garage/workshop, positioned within the WELL-APPOINTED & PRIVATE rear garden. The generous outdoor space also offers a substantial paved seating area, along with GREAT POTENTIAL FOR A SIZEABLE REAR EXTENSION- Subject to the relevant planning permissions and consents.

TAKE THE LEAP!... and discover this STAND-OUT SEMI! Promising generous accommodation, fantastic outside space and exciting future potential. This is an opportunity NOT TO BE MISSED!

Guide Price £220,000 - £230,000



**ENTRANCE HALL:** 3'10 x 3'4 (1.17m x 1.02m)

**LOUNGE:** 14'6 x 11'9 (4.42m x 3.58m)  
Max measurements provided.

**OPEN-PLAN LIVING/ DINING KITCHEN:** 17'10 x 9'8 (5.44m x 2.95m)

**REAR UTILITY PORCH:** 13'7 x 5'9 (4.14m x 1.75m)  
Of timber construction, with a sloped metal roof. Providing tiled flooring, power connectivity and provision/ plumbing for a washing machine/ tumble dryer. Wooden windows to both side and rear elevations. Double doors and a left sided personal door both leads out to the large rear garden. This space could be cleverly adapted and enhanced to create a significant extension. Subject to relevant approvals.

**FIRST FLOOR LANDING:** 5'5 x 2'7 (1.65m x 0.79m)

**MASTER BEDROOM:** 17'10 x 8'9 (5.44m x 2.67m)  
Max measurements provided.

**BEDROOM TWO:** 13'1 x 8'10 (3.99m x 2.69m)

**MODERN FOUR-PIECE BATHROOM:** 9'9 x 8'5 (2.97m x 2.57m)

**GENEROUS ATTIC SPACE:** 17'10 x 9'7 (5.44m x 2.92m)  
A useful multi-purpose space. Providing carpeted flooring, recessed ceiling spotlights, a Velux roof light and eaves storage cupboards to the front and rear elevations.

**DETACHED TIMBER GARAGE/WORKSHOP:** 18'0 x 9'1 (5.49m x 2.77m)  
Of timber construction, accessed via wooden double doors to the front and rear elevations, with windows to the side elevation. Equipped with power and lighting.





## EXTERNALLY:

This attractive semi-detached home is pleasantly positioned within a lovely residential location in a popular and well-served village.

The front of the property is welcomed by an extensive tarmac and gravelled driveway, providing ample off-road parking for a wide range of vehicles, including sufficient space for a caravan/motorhome, with fenced front and side boundaries.

A side entrance door is sheltered by a storm canopy and benefits from an external light. A secure wooden pedestrian gate opens onto the side aspect, providing access to an integral external store and continuing towards large wooden detached garage/ workshop.

The generous and well-appointed rear garden is predominantly laid to lawn, with partial borders, a paved pathway, external security light and extensive concrete hardstanding, located behind the garage. There is provision for a garden shed and a large paved outdoor entertainment area, creating an ideal space for seating, dining and relaxation. This space could also be enhanced, boasting excellent potential for a substantial rear extension, subject to the relevant planning permissions and approvals. Fenced boundaries to the side and rear further enhance the property, helping to retain a high-degree of privacy while making the most of the generous plot.

## Approximate Size: 1,010 Square Ft.

Measurements are approximate and for guidance only. This includes the attic space.

## Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout. This excludes the wooden doors/ windows in the lean to utility porch.

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' (68)

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, 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.

### 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.



**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>                            |           | <b>82</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</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



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