



**5 Fletcher Court, Farnsfield,  
Newark, NG22 8LY**

**£640,000**

Spacious and well appointed detached family home tucked away in the corner of this quiet cul de sac and offered with no upward chain. Offering easy access in to Farnsfield with the wide range of facilities and amenities available, village primary school a short walk away the property briefly comprises, entrance hall, lounge, dining room, office/study, kitchen and utility room. First floor, master bedroom with en-suite, bedroom two with en-suite, two further double bedrooms and family bathroom. Outside, large front driveway provides ample parking, double garage and enclosed private gardens to both rear and side elevation. Call us today to book a viewing of this spacious family home situated in this prime position, 01636 813 971.



5 Fletcher Court, Farnsfield, Newark, NG22 8LY



**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C**

**COUNCIL TAX BAND – F**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.



Entrance Hall Entrance door leads through to the entrance hall. Oak flooring. Radiator. Stairs rising to the first floor.

Lounge 7.39m x 3.94m (24'03" x 12'11") Double glazed windows to the front and rear elevations. Two radiators. Coal effect gas fire with marble hearth and feature wooden surround. T.V point. Double doors to the;

Dining Room 3.94m x 3.56m (12'11" x 11'08") Double glazed double doors to the rear. Radiator. Oak flooring. Door returns to the hall.

Family Room/Study 4.19m x 3.71m (13'09" x 12'02") Double glazed window to the front. Oak flooring. Double glazed sliding patio door to the rear.



Kitchen 3.71m x 3.56m (12'02" x 11'08") Fitted with a range of wall and base units surmounted by a work surface inset with sink and drainer. Stoves double oven and Stoves gas hob with extractor over. Splash back tiling to walls. Radiator. Double glazed window to the rear elevation. Tiled floor. Space for breakfast table.

Utility Room 2.06m x 1.50m (6'09" x 4'11") Fitted with wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Splash back tiling to walls. Space and plumbing for washing machine and dryer. Radiator. Double glazed door to the rear. Tiled floor.

First Floor Landing Double glazed window to the front elevation. Airing cupboard with shelving. Doors off.

Master Bedroom 4.90m x 3.56m (16'01" x 11'08") Two fitted double wardrobes with vanity table. Radiator. Double glazed window to the rear.



En-Suite 1.70m x 1.52m (5'07" x 5'0") Fitted with a suite comprising low flush WC, vanity wash hand basin and shower cubicle. Tiled floor. Double glazed window to the side. Extractor fan.

Bedroom Two 4.19m x 3.71m (13'09" x 12'02") Fitted wardrobes. Radiator. Double glazed window to the front elevation.

En-Suite 3.15m x 0.84m (10'04" x 2'09") Fitted with a suite comprising vanity wash hand basin, low flush WC and shower cubicle. Splash back tiling to walls and tiled flooring. Extractor fan.



Bedroom Three 3.94m x 3.56m (12'11" x 11'08") Radiator. Double glazed window to the rear elevation.

Bedroom Four 3.58m x 3.45m (11'09" x 11'04") Double glazed window to three elevations. Radiator.

Family Bathroom 3.56m x 2.77m (11'08" x 9'01") Fitted with a suite comprising panel bath with shower over, vanity wash hand basin and low flush WC. Splash back tiling to walls and tiled floor. Heated towel rail. Extractor fan.



Outside A tarmac driveway provides parking for numerous vehicles in front of the double garage, front borders containing mature trees and shrubs. The rear and side gardens are laid mainly to lawn and are enclosed on all sides with fencing, mature plants and shrubs and offer total privacy to all aspects. Private patio area and side path.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME – HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO**

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

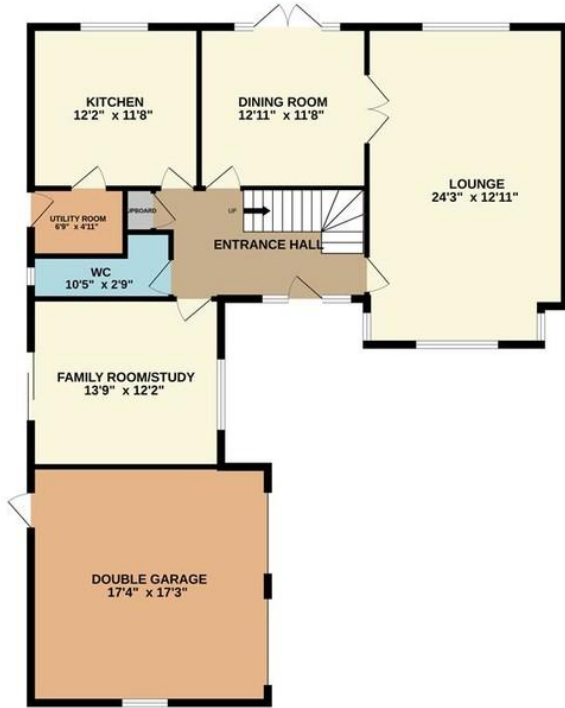
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GROUND FLOOR  
1266 sq.ft. approx.



1ST FLOOR  
1248 sq.ft. approx.



TOTAL FLOOR AREA : 2514 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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