



## 9 Gregory Gardens

Farnsfield, Newark, NG22 8EQ



Book a Viewing

**£450,000**

No Onward Chain - Well appointed detached bungalow with the potential to extend (subject to planning permission) occupying an elevated position in this popular location and offering easy access to Main Street, Farnsfield and its range of shops, pubs and restaurants. The property comprises Entrance Hall, Lounge, Kitchen/Breakfast Room, Three Bedrooms and Shower Room. Outside, driveway and single garage with lawned gardens to front, side and rear. We highly recommend an early viewing of this property, call 01636 813971 to view.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – D.**

**COUNCIL TAX BAND – D.**

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

**TENURE** - Freehold.

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



## ACCOMMODATION

### ENTRANCE HALL

6' 5" x 15' 4" (1.96m x 4.67m) A double glazed door gives access to the entrance hall with strip wood flooring, cupboard and access to the roof space.

### LOUNGE

15' 4" x 12' 8" (4.67m x 3.86m) With double glazed window to the front elevation, strip wood flooring, log burner with brick inset and wood surround and a radiator.

### KITCHEN/BREAKFAST ROOM

13' 3" x 10' 9" (4.04m x 3.28m) With a range of base units, triple wall unit, double glazed window to the rear elevation, work surfaces with stainless steel single drainer sink unit, plumbing for washing machine, electric cooker point, fridge freezer space, radiator and door to the rear hall.

### PANTRY

With shelving, Glowworm central heating boiler and single glazed window to the rear garden.

### REAR HALL

With storage cupboard and hardwood door to the rear garden and a door to the pantry.

### BEDROOM 1

12' 0" x 12' 6" (3.66m x 3.81m) With double glazed window to the front elevation, range of fitted wardrobes, strip wood flooring and radiator.

### BEDROOM 2

10' 8" x 9' 4" (3.25m x 2.84m) With double glazed window to the rear elevation and radiator.

### BEDROOM 3

10' 11" x 8' 11" (3.33m x 2.72m) With double glazed window to the side elevation and radiator.

### SHOWER ROOM

6' 4" x 6' 4" (1.93m x 1.93m) With window to the rear elevation, WC, wash hand basin and shower.

### OUTSIDE

To the front of the property there is a Tarmac driveway providing off road parking and giving access to the single garage. The lawned front garden is totally enclosed with a side hand gate to the rear garden, external light and ramp to the front door. The totally enclosed and private rear garden is mainly lawned with flower/shrub borders, timber shed, green house, workshop and side garden with vegetable beds and gated side access.





## GARAGE

8' 5" x 14' 3" (2.57m x 4.34m) With light and power, roller door and a rear courtesy door.

### 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

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

SMS & Better Edge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson 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, Callum Lyman and J Walter 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.

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### 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.

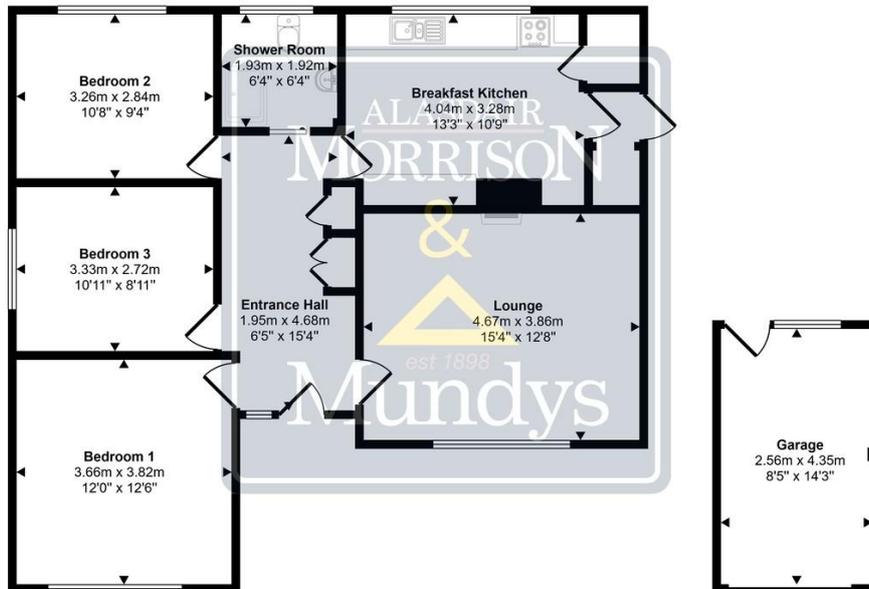
### GENERAL

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 for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Approx Gross Internal Area  
95 sq m / 1025 sq ft



Floorplan  
Approx 84 sq m / 905 sq ft

Garage  
Approx 11 sq m / 120 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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