

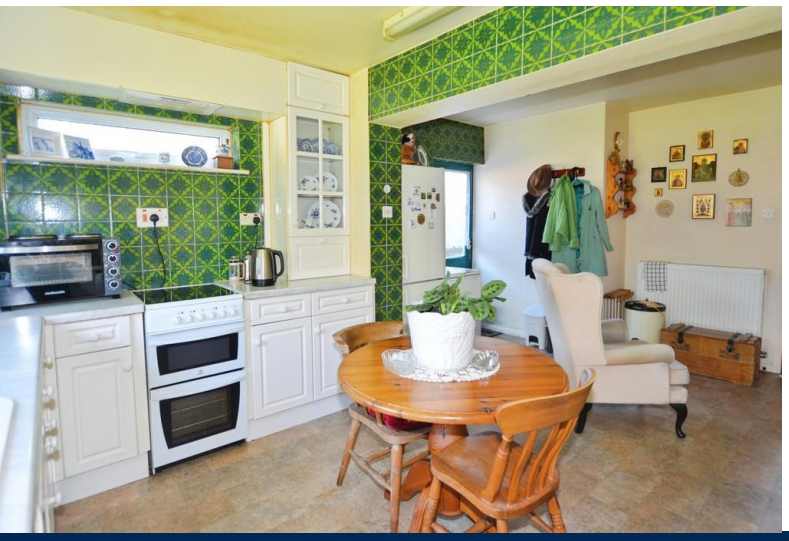
2 Spring Lane

Farnsfield, Newark, NG22 8LD

Book a Viewing!

£340,000

Well appointed Detached Chalet Property situated in this quiet residential area, offering easy access to the facilities and amenities along Main Street and around Farnsfield. In brief the accommodation comprises, Entrance Hall, Lounge/Dining Room, Study/Office/Bedroom, Open Plan Kitchen/Breakfast Room, First Floor, Two further Bedrooms and Bathroom. Outside there is a single garage and lawned garden to the front with a rear private enclosed garden. We highly recommend a viewing of this delightful home which offers further potential to modernise or extend subject to the necessary planning approval.





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SERVICES
All mains services available. Gas central heating.

EPC RATING – E.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION
Farnsfield village has a range of amenities including local Co-op store, doctors, Village Centre offering a range of social classes, eateries, public houses and hairdressers. Farnsfield also boasts a tennis club, cricket club, table-tennis club, bowls club, as well as numerous organisations. It also has playing fields, allotments, bridleways and footpaths that access the Southwell Trail and surrounding countryside. Close to the village is Hexgreave Hall and Business Park where there are offices, live/work homes and meeting facilities. Local primary school and Minster School catchment area.









ENTRANCE HALL Double glazed door give access to the entrance hall with staircase off to the first floor landing, radiator and door off to the lounge/diner.

LOUNGE/DINER Double glazed window to the front elevation, two double glazed windows to the side elevation, double glazed double doors to the rear garden, electric fire, wall lights and radiator.

LOUNGE AREA 12' 10" x 10' 4" (3.91m x 3.15m)

DINING AREA 8' 7" x 11' 4" (2.62m x 3.45m)

STUDY/OFFICE/BEDROOM 11' 10" x 8' 5" (3.61m x 2.57m) Double glazed window to the front elevation, radiator and double cupboard.

BREAKFAST AREA 8' 7" x 13' 11" (2.62m x 4.24m) With a range of wall and base units, glazed panelled door to the side elevation, radiator and in turn opening up to the kitchen.

KITCHEN 8' x 12' 4" (2.44m x 3.76m) With a range of wall and floor mounted cupboards, electric cooker point, high level double glazed window to the side elevation, plumbing for washing machine and dishwasher, worksurface with inset sink, space for fridge freezer and Ideal Logic Plus central heating boiler.

FIRST FLOOR LANDING With airing cupboard/linen store, access to eaves storage space with lighting and access to roof space.

BEDROOM 1 11' 5" x 11' 2" (3.48m x 3.4m) Double glazed windows to the front and side elevations, over stairs storage wardrobe and radiator.

BEDROOM 2 9' x 8' 1" (2.74m x 2.46m) Double glazed windows to the rear and side elevations and radiator.

BATHROOM 5' 9" x 8' 2" (1.75m x 2.49m) With double glazed window to the rear elevation, panelled bath, low level WC, pedestal wash hand basin, half tiled surround and radiator.

OUTSIDE To the front of the property there is off-road gravelled parking for 1/2 vehicles, side carport and single garage. The front garden is mainly lawned with mature flower/shrub boarders. Gated access leads to the rear totally enclosed and private garden, fenced boundary, flower/shrub boarders and beds.

GARAGE With up-and-over door, glazed panelled window to the rear elevation.

NOTE New fascia's were added to the front of the property in 2024.





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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.

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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.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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The Property Ombudsman