

# Jon Brambles

ESTATE AGENTS



## Linton Close, Farndon NG24 4TQ



An extended and well presented three bedroom semi detached family home situated in this popular residential area. In addition to the three bedrooms, the property has two reception rooms, FABULOUS DINING KITCHEN, ground floor bathroom and an en-suite WC to bedroom one. The property has off road parking and a substantial garden to the rear. Double glazing and gas central heating are installed. Early viewing is very strongly recommended.

**£220,000**

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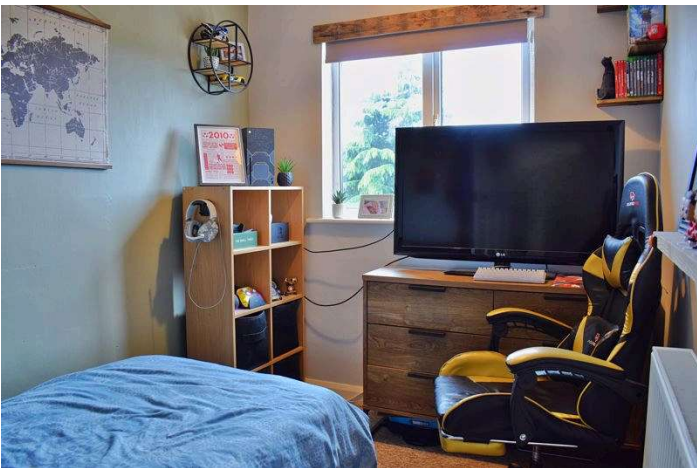


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### Situation and Amenities

Farndon itself provides a good range of local amenities including popular Primary school, shop, Marina with riverside walks and well regarded restaurants and public houses. Farndon is approximately 3 miles from Newark, which has excellent shopping facilities with major retail chains and supermarkets including Waitrose, Asda, Morrisons and M & S food. Newark has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes. The A1 trunk road runs south of Balderton and provides excellent road communications to the north and south of the country.

### Accommodation

Upon entering the front door which is located to the side of the property, this leads into:

#### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and a door providing access into the lounge. There is a ceiling light point and a radiator.

#### Lounge 13' 0" x 11' 10" (3.96m x 3.60m) (at widest points)

This good sized and well proportioned reception room has a window to the front elevation and a glazed door leading into the family room. The lounge has light coloured laminate flooring, a ceiling light point and a radiator.

#### Family Room 9' 10" x 8' 11" (2.99m x 2.72m)

This versatile and useful additional reception room has a ceramic tiled floor, a ceiling light point and a radiator. The family room is open plan into the dining kitchen and also has a door providing access to the bathroom.

#### Dining Kitchen 14' 3" x 12' 11" (4.34m x 3.93m)

This fabulous dining kitchen is formed within the extended part of the home and has windows to the rear elevation, and glazed French doors out into the garden. In addition there are three Velux skylights making the room particularly bright and airy. The kitchen itself is fitted with an excellent range of base and wall units, complemented with solid wood work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, and a gas hob with extractor hood above. In addition there is space for a vertical fridge/freezer. The dining kitchen is of sufficient size to comfortably accommodate a large dining table, and has the same ceramic tiled floor flowing through from the family room, recessed ceiling spotlights and a radiator.

#### Family Bathroom 9' 9" x 6' 9" (2.97m x 2.06m)

This excellent sized family bathroom has two opaque windows to the side elevation and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom is complemented with the same ceramic tiled floor and has two ceiling light points, an extractor fan and a heated towel rail.

## **First Floor Landing**

The staircase rises from the entrance hallway to the first floor landing which has a window to the side elevation and doors into all three bedrooms. The landing has a ceiling light point and provides access to the loft space.

## **Loft Space**

The loft is accessed via a loft ladder from the landing, is fully boarded out and provides a very versatile storage space. There is also a skylight window.

## **Bedroom One** 13' 2" x 8' 11" (4.01m x 2.72m)

A good sized double bedroom having a window to the front elevation, a ceiling light point and a radiator. A door leads into the en-suite WC.

## **En-suite WC**

This room is fitted with a WC and wash hand basin and has a ceiling light point. The central heating boiler is located here.

## **Bedroom Two** 13' 1" x 8' 11" (3.98m x 2.72m)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

## **Bedroom Three** 9' 10" x 7' 1" (2.99m x 2.16m)

Bedroom three has a window to the rear elevation, a ceiling light point and a radiator.

## **Outside**

This family home sits on an excellent sized plot and to the front is a block paved driveway which provides off road parking for one vehicle, this continues down the side of the property to the front door. Also accessed from the side of the property is a useful storage cupboard which has space and plumbing for a washing machine. Located adjacent to the extended part of the home is a timber framed porch which provides a further useful storage area, there is gated access from here to the rear garden.

## **Rear Garden**

The rear garden is of a fabulous size and is fully enclosed. There is a large block paved patio adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining area, this in turn leads to a large raised deck with pergola above providing an alternate seating area. The garden is predominantly laid to lawn. The three timber garden sheds are included within the sale.

## **Council Tax**

The property is currently in Band B.

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

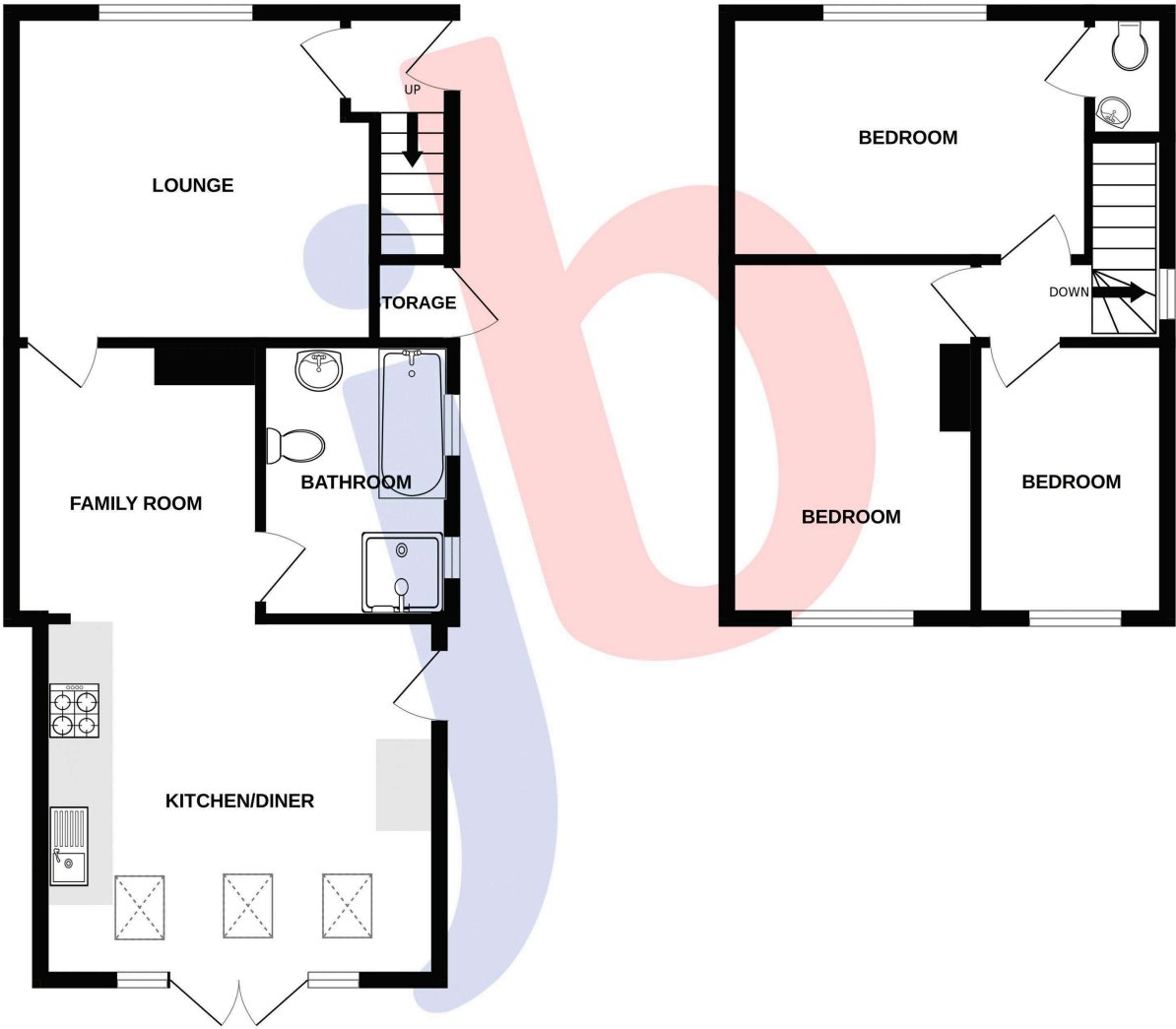
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006953 04 May 2024

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) 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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