

TRADITIONAL  
VALUES & SERVICE

ALASDAIR  
**MORRISON**

FROM AN INDEPENDENT  
LOCAL AGENT

AND PARTNERS

**Putting you and your property first**



**54 Fosse Road, Farndon, Newark, Nottinghamshire, NG24 4ST      £240,000**



## Property Description

A four bedroomed semi detached house situated on Fosse Road, Farndon. The property is set back from the road offering off road parking. To the garden plot extends to approximately 210 feet from front to the rear boundary. The double garage has an inspection pit and workshop to the rear. EPC rating D.

### ENTRANCE HALL

Stairs rise to the first floor. Doors off to the reception rooms and kitchen. Under stairs walk in pantry housing the boiler (installed 2014). Plumbing and space for a washing machine.

### LOUNGE

14' 10 into bay" x 12' 06" (4.52m x 3.81m) Bay window to the front elevation. Central fireplace inset with a gas fire. Television aerial point. Radiator.

### DINING ROOM

14' 10" x 11' 10" (4.52m x 3.61m) Bay window to the rear elevation. Radiator.

### KITCHEN

20' 09" x 7' 04" (6.32m x 2.24m) Fitted with a range of wall and base units surmounted by a working surface. Integrated oven, four ring hob. Space for an upright fridge freezer. Modern wall mounted radiator. Window to three aspects.

### FIRST FLOOR LANDING

Stair rise to the first floor. Doors off to:-



### **BEDROOM ONE**

14' 11" x 11' 07" (4.55m x 3.53m) Window to the front elevation. Radiator.

### **BEDROOM TWO**

14' 10" x 8' 09" (4.52m x 2.67m) Window to the front elevation. Radiator.

### **BEDROOM THREE**

12' 00" x 11' 07" (3.66m x 3.53m) Window to the front elevation. Radiator.

### **BEDROOM FOUR**

12' 00" x 11' 07" (3.66m x 3.53m) Window to the rear elevation. Radiator.

### **FAMILY BATHROOM**

8' 06" x 7' 01" (2.59m x 2.16m) Fitted with a white suite comprising shower cubicle, low suite WC and pedestal wash hand basin. Radiator. Window to the rear elevation.

### **SEPARATE W.C**

4' 04" x 3' 10" (1.32m x 1.17m) Having low suite Wc and wash hand basin.

### **GARDEN**

There are gardens to the front and rear of the property. To the front the property is set back from the road and is mainly laid to lawn with flower borders. The tarmac driveway offers off road parking in front of the gated carport. To the rear there is a double garage with an inspection pit and workshop. The garden extends to approximately 150 feet and is mainly laid to lawn with mature trees and shrubs.



### **TENURE**

Freehold with vacant possession.

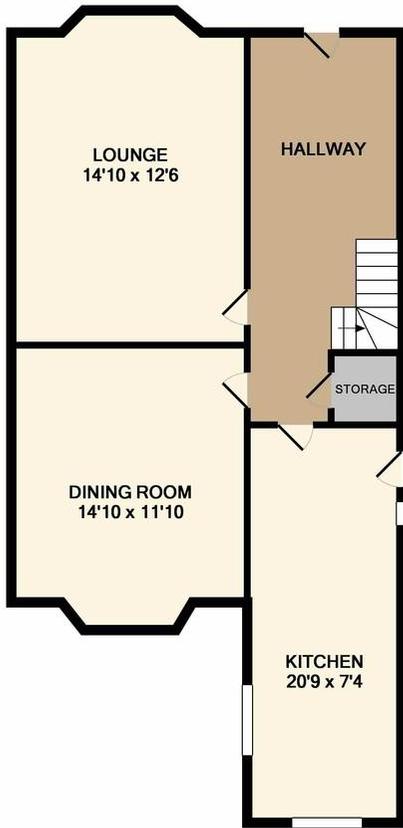
### **LOCAL COUNCIL**

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

### **VIEWING INFORMATION**

By appointment with the agents office.





TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018



### SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements