

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

Offers over £385,000 Freehold

8 Spring Lane Farnsfield Newark NG22 8LD

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A superbly presented and stylishly updated 3 bedroom, 2 reception room detached family home situated in a highly desirable cul de sac location, close to the village centre and all amenities. The property features an attractive comptemporary interior/exterior design with an open plan front to back living room, separate dining room and open plan re-fitted kitchen breakfast room with adjoining rear lobby and downstairs cloakroom/wc.

Upstairs, the principal bedroom features fitted double wardrobes and luxury en suite shower room, matching family bathroom, guest bedroom with built in storage, and good size third bedroom. Outside, the modern theme continues with a superbly landscaped west facing rear garden with patio and decking, plus an extensive front driveway area leading to a brick built single garage.

Significant interest is anticipated - viewings available subject to buying status.

Asking price : Offers Over £385,000 Freehold

Council tax band D
Flood Risk : No Risk
Surface Water : Low Risk
Gas central heating / double glazing / all mains services

Viewing by appointment through
Jonathan Fitzpatrick Village & Country Homes
64 Main Street Farnsfield NG22 8EF

Telephone 01623 392676
Email : mail@jfea.co.uk
Web : jfea.co.uk


BREAD

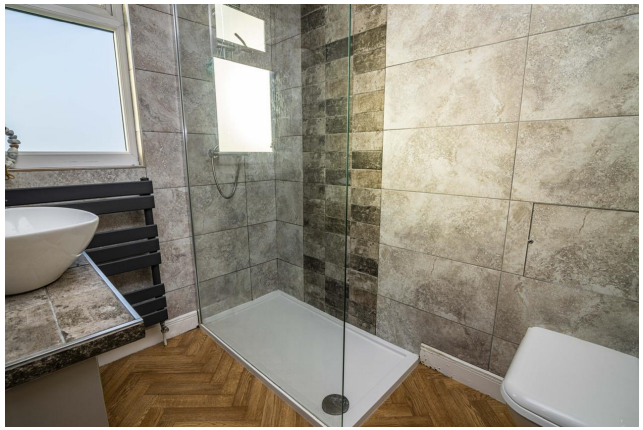
















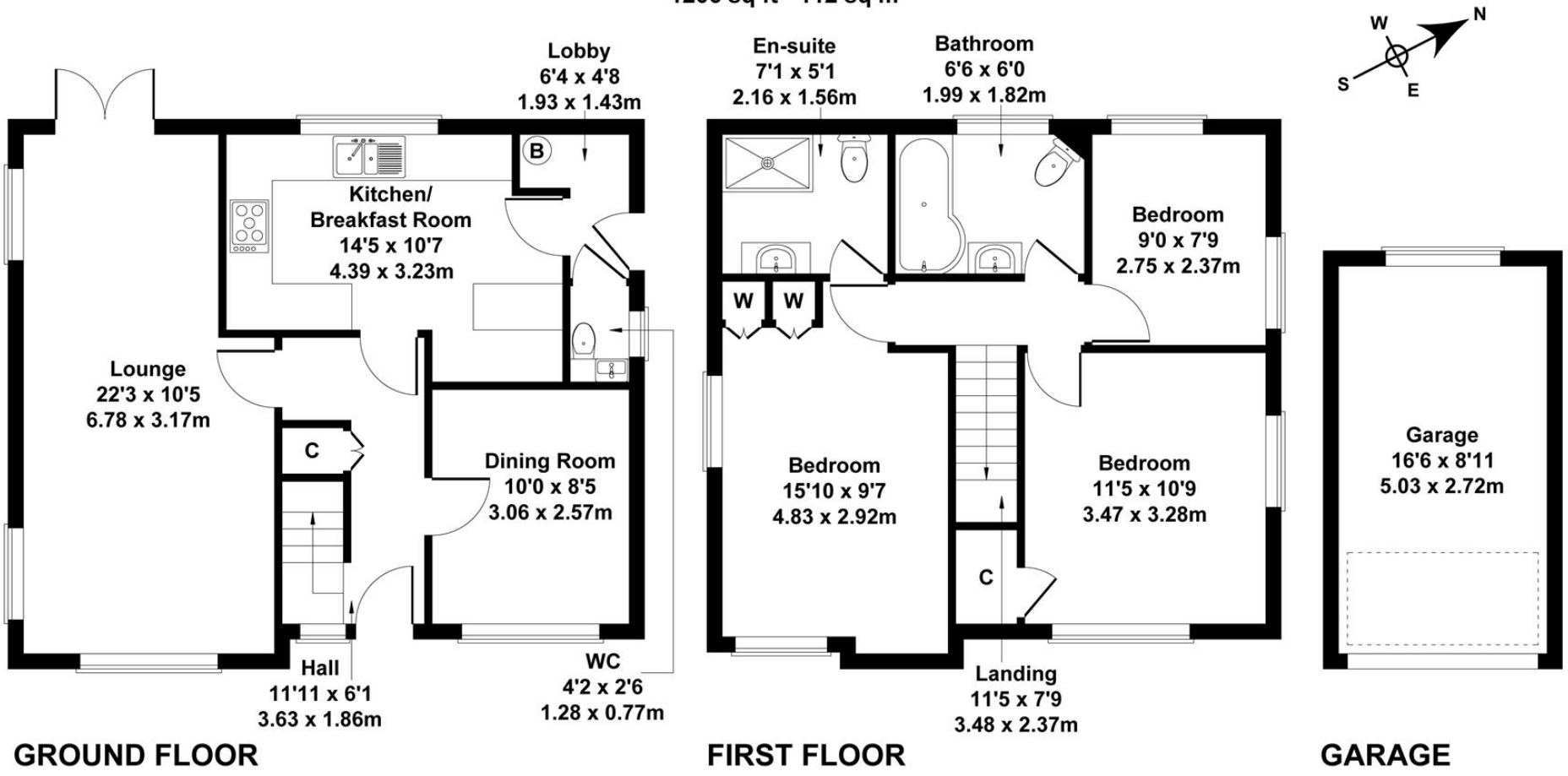






8 Spring Lane, Farnsfield, NG22 8LD

Approximate Gross Internal Area
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy performance certificate (EPC)

8, Spring Lane Farnsfield NEWARK NG22 8LD	Energy rating **D**	Valid until:	**11 November 2028**
		Certificate number:	**0538-6985-7249-5938-7994**

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