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Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES

36 Abbotts Crescent Farnsfield NG22 8LN £265,000 Freehold

Situated on the ever-popular estate in Farnsfield, this well-presented 3 bedroom semi detached home enjoys a particularly appealing position backing directly onto the Southwell Trail Nature Reserve — offering immediate access to beautiful countryside walks right from the garden gate.

Extended to the ground floor, the property provides generous and practical living space with the addition of a large utility room to the rear of the already well-proportioned kitchen/ breakfast room. A separate dining room and comfortable lounge create a flexible layout for both everyday living and entertaining and to the first floor, three good-sized bedrooms and a shower room complete the generous specification.

Outside, the home continues to impress. A detached garage incorporates a useful workshop area — perfect for hobbies, storage or work space — and the rear garden benefits from its peaceful, open aspect onto the nature reserve.

Presented in excellent order throughout and priced competitively to attract first-time buyers and young families alike, this is a fantastic opportunity to secure a spacious home in a highly regarded village setting with countryside on the doorstep.



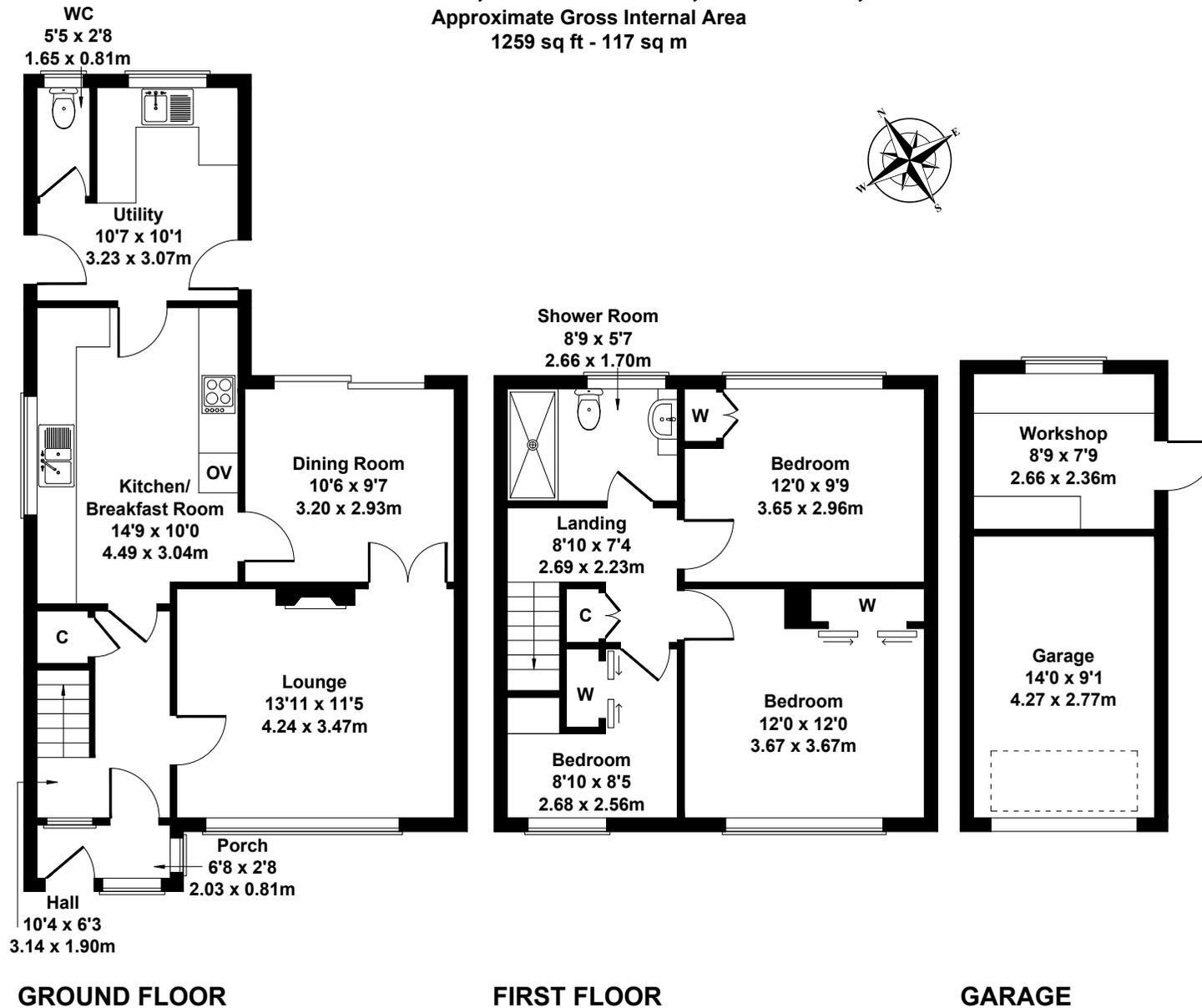






36 Abbott Crescent, Farnsfield, Newark, NG22 8LN

Approximate Gross Internal Area
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Council tax band B
Gas central heating
All mains services
Flood Risk - Low

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Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 14 miles

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Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



Energy performance certificate (EPC)

36 Abbott Crescent Farnsfield NEWARK NG22 8LN	Energy rating C	Valid until:	16 February 2036
		Certificate number:	0536-3122-5500-0346-9292

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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