Jonathan | Fitzpatrick
VILLAGE & COUNTRY HOMES



‘West View’ Tippings Lane Farnsfield NG22 8EP £359,950 Freehold

Location. Potential. Opportunity.

Location, convenience and potential come together in this 3 bedroom detached bungalow, superbly positioned within easy walking distance of Farnsfield's village shops and amenities.

This 1960s built detached bungalow provides well-proportioned accommodation, including a generous 22ft lounge/ dining room, kitchen/breakfast room, three bedrooms, shower room and separate WC. Outside, there are established easy to maintain gardens, ample driveway parking and a detached garage.

The property would now benefit from modernisation and updating, which has been reflected in the realistic asking price. For buyers prepared to undertake improvements, this represents an increasingly difficult to find opportunity to create a home to their own specification while potentially adding meaningful value. In our opinion, it is particularly well suited to those looking to downsize from a larger family home without compromising on space or location.

With its combination of location, vacant possession*, realistic pricing and scope for improvement, we anticipate considerable interest - early viewing recommended.

**Please note : Please note that exchange of contracts and legal completion is subject to Grant of Probate.*



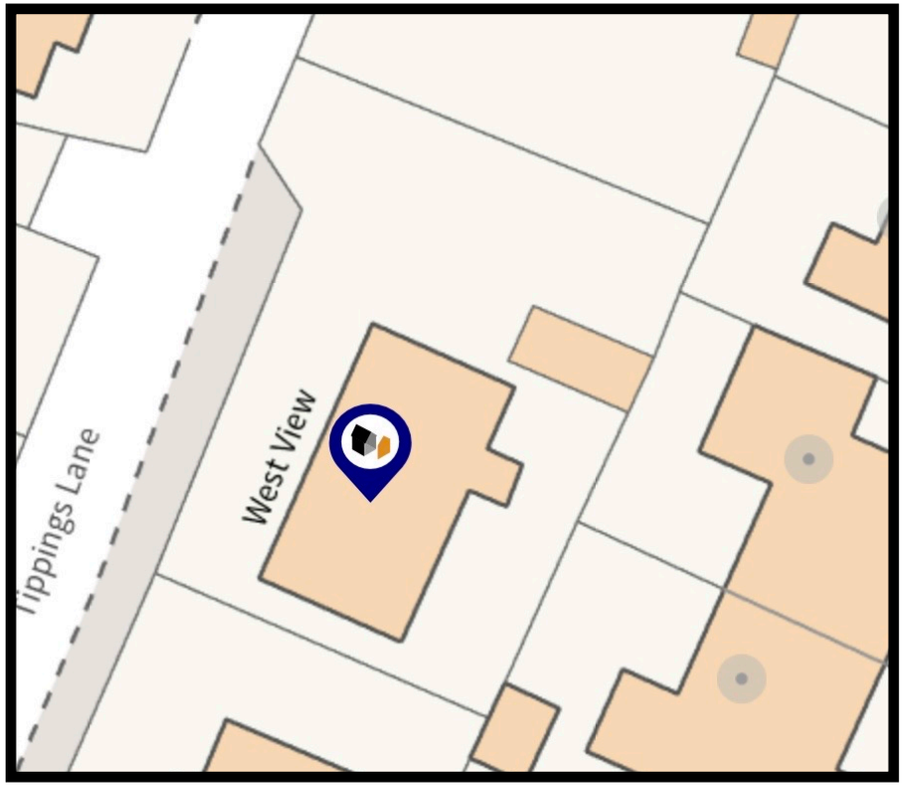












Council Tax Band : D

Flood Risk : Low

Heating : Gas central heating

Mains drainage

Catchment for the Minster School (Southwell)

Newark Northgate station (to London Kings Cross) : Approx. 12.5 miles

Energy performance certificate (EPC)

West View Tippings Lane Farnsfield NEWARK NG22 8EP	Energy rating **D**	Valid until:	**10 August 2036**
		Certificate number:	**0320-2969-0680-2396-7581**

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

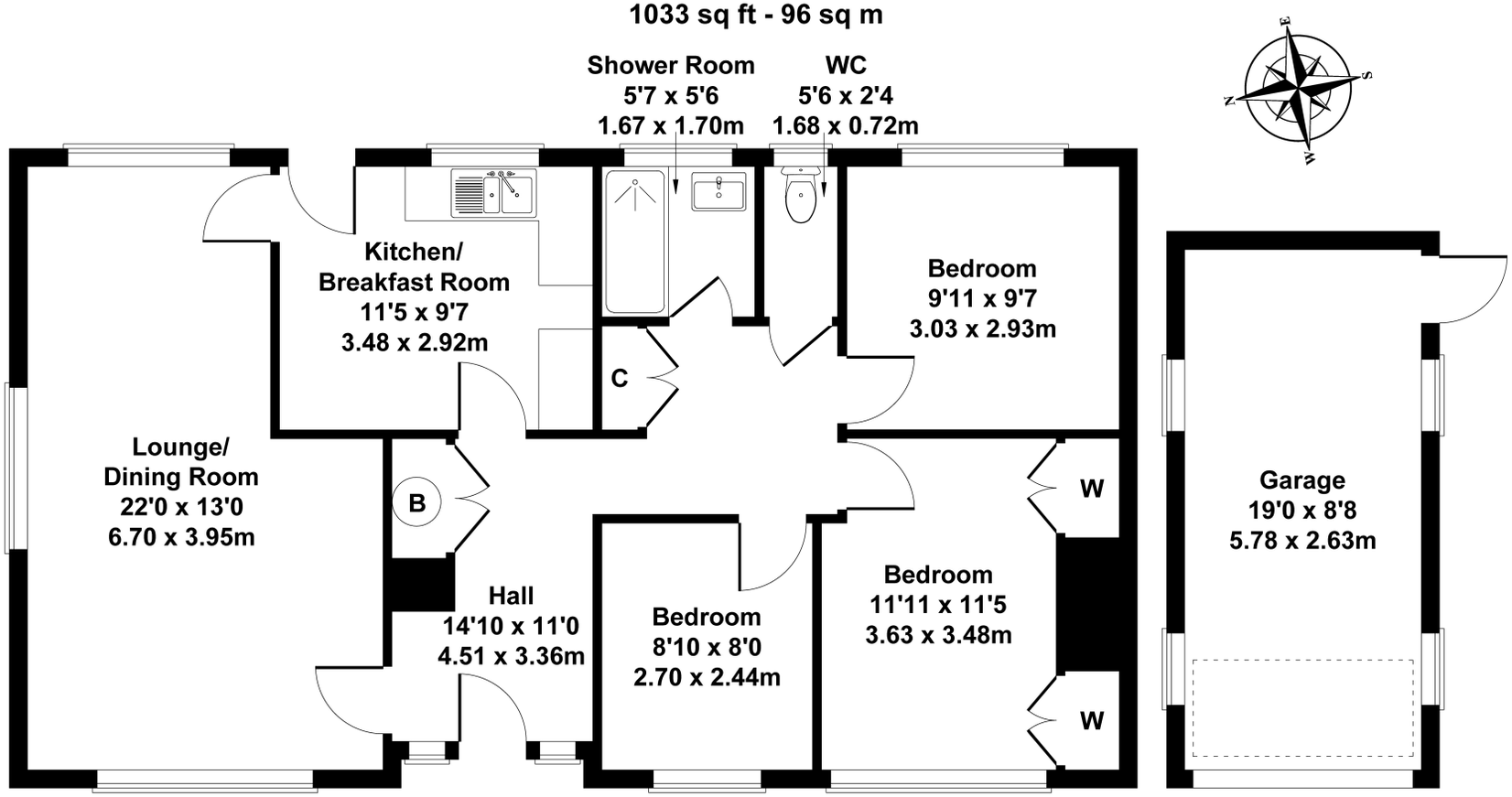
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West View, Tippings Lane, Farnsfield, NG22 8EP

Approximate Gross Internal Area
1033 sq ft - 96 sq m



GROUND FLOOR **GARAGE**

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

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