



**JF**

**Jonathan Fitzpatrick**

VILLAGE & COUNTRY HOMES

**8 Spring Lane Farnsfield Newark NG22 8LD**

Guide £399,950 - £415,000 Freehold

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**A** superbly presented and stylishly upgraded three-bedroom detached family home, occupying a sought-after cul-de-sac position within easy reach of the village centre and its excellent local amenities. This attractive home has been thoughtfully modernised throughout, combining contemporary design with practical family living. The accommodation is both spacious and well planned, centred around a bright open-plan living room that extends from the front to the rear of the house, creating a wonderful sense of space and flow. A separate dining room (currently used as an office/study) provides an ideal setting for more formal entertaining, while the beautifully refitted kitchen/breakfast room offers a stylish and sociable space for everyday living, complemented by a useful rear lobby and downstairs cloakroom. Upstairs, the principal bedroom benefits from fitted double wardrobes and a luxurious en-suite shower room. Two further bedrooms provide flexible accommodation, including a generous guest bedroom with built-in storage and a well-proportioned third bedroom, all served by a contemporary family bathroom finished to the same high standard. Outside, the modern aesthetic continues with a thoughtfully landscaped west-facing rear garden, designed for both relaxation and entertaining with a combination of patio and decking areas. To the front, an extensive driveway provides ample off-road parking and leads to a brick-built single garage. A stylish and move-in-ready home in a particularly desirable village setting.

**Asking price : Guide £399,950 - £415,000 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

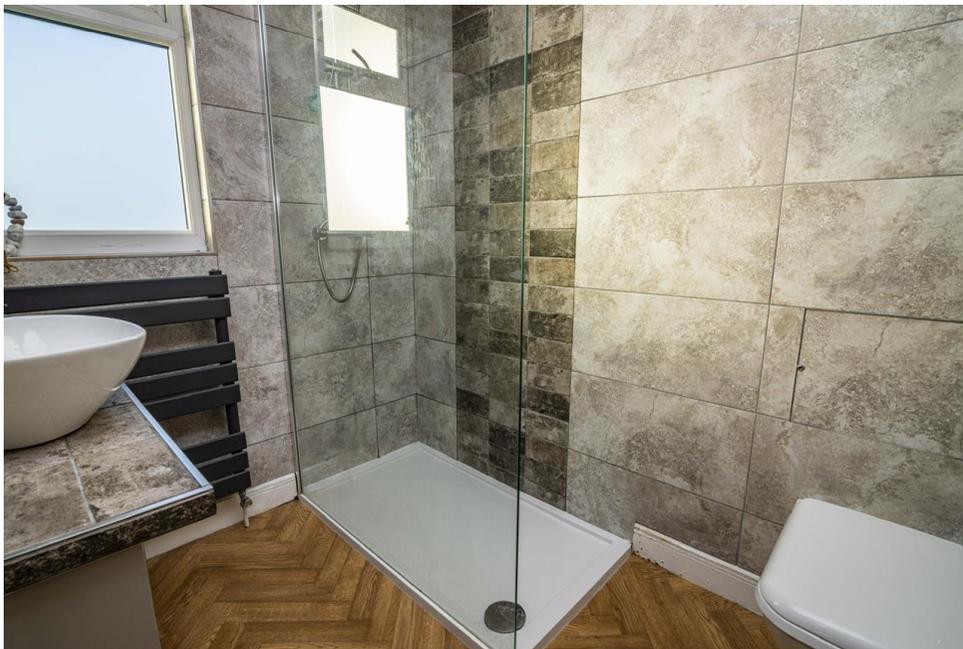
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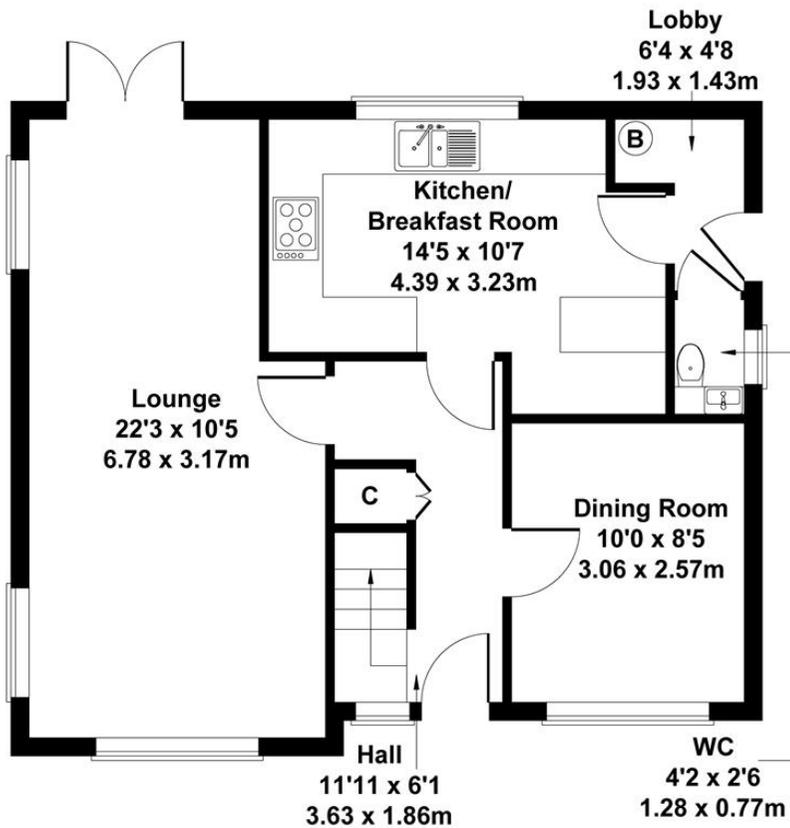
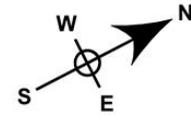




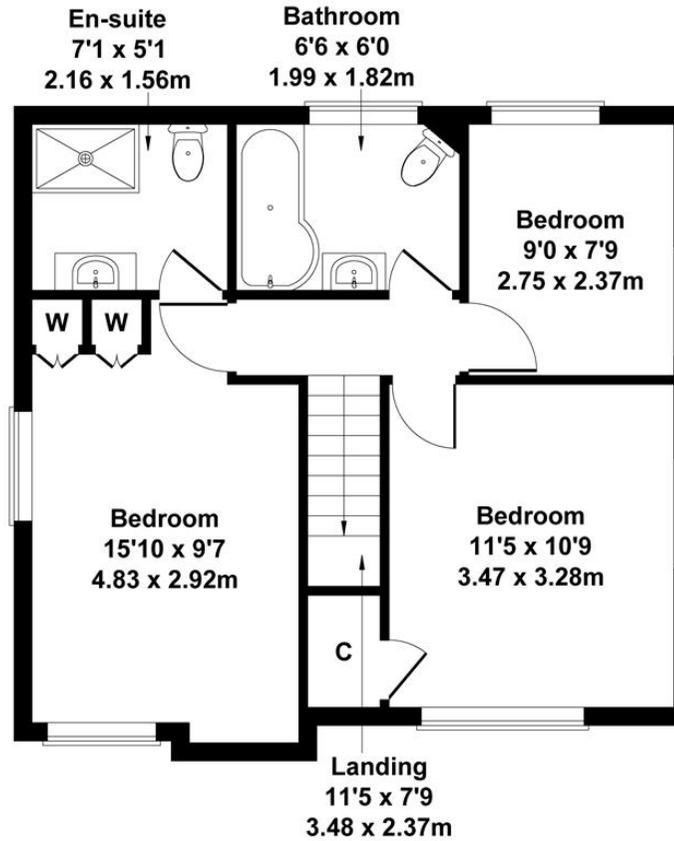
Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, bakery, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve.

# 8 Spring Lane, Farnsfield, NG22 8LD

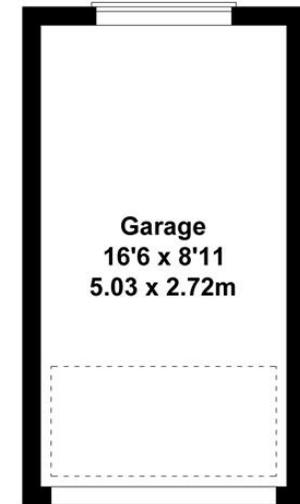
Approximate Gross Internal Area  
1206 sq ft - 112 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**GARAGE**

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

Energy performance certificate (EPC)

8 Spring Lane Farnsfield Nottingham NG22 8LD	Energy rating	Valid until:	11 November 2028
	<b>D</b>	Certificate number:	0538-6885-7249-9338-7994

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