



8, Farm Lane

East Markham | Newark | NG22 0QH

£195,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

8

Farm Lane | East Markham

Newark | NG22 0QH

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A charming and well-presented two bedroom terraced house occupying an elevated position within this sought after residential village. The accommodation has the benefit of recent décor, solid fuel Range central heating system, Upvc double glazing, modern shower room. Comprises entrance Hall, sitting room with feature fireplace, cottage style Dining kitchen with cooking range, rear hall, two generous sized bedrooms, refitted modern shower room, established enclosed rear garden, outbuilding.

Location.

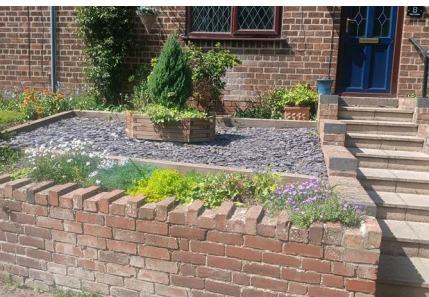
The property is located in the heart of the village which has public house, bowls & tennis club and range of other village social activities based around the modern village hall and sports field. The Primary school is within convenient walking distance and the property is well located for the market towns of Retford and Newark which have a good range of local amenities and mainline train stations with direct links to London Kings Cross. Nearby Tuxford has a range of shops, doctors' surgery, chemist, Junior school and well respected Tuxford Academy secondary school. The village is within a few minutes travelling distance of the A1 providing excellent communication links for those working in the surrounding areas major towns and cities
Retford 6.5Miles, Tuxford 1.8 Miles, Doncaster 22.6 miles, Lincoln 16.7miles, Newark 9.5 miles, A1 Markham Moor 1.3miles,
(All mileages are approximate) Gross Internal Floor Area Approx 77.5m2(834ft2)

The property is located in the heart of the village and easily found when following the A57 Lincoln Road from Markham Moor interchange, continue up the hill taking the second right hand turn into the village onto Askham road. Continue past the village school and at the next crossroads, continue straight ahead onto Farm Lane, where the property will be found on the right hand side. Identified by our Sale board.

Entrance Hall

Upvc double glazed Entrance door.
Entrance Hall- Radiator, meter cupboard.





Sitting Room

13'1" x 12'7" (3.99m x 3.84m)

Sitting Room—With a Cast Iron feature fireplace inset with electric flicker flame coal effect fire. Upvc leaded double glazed window, radiator, ceiling rose. under stair store cupboard.

Dining Kitchen.

13'1" x 12'4" (3.99m x 3.76m)

A charming cottage style Dining Kitchen. With a good range of kitchen units comprising sink unit set into worktops with cupboards and drawers below, wall cupboards, leaded China display cabinet. Central feature is the Warmester solid fuel range providing central heating and hot water, beamed ceiling, tiled floor, part wainscot panelling to walls. Useful large walk - in pantry 2.99m(9'5") x 0.98m(3'2") with tiled floor and shelving.

Rear Entrance Hall.

Upvc double glazed rear door. Wainscot part panelled feature, tile floor. Stairs rise from the entrance hall to:

First Floor

LANDING- Access to the roof

Bedroom One

13'4" x 12' 7" (4.06m x 3.66m 2.13m)

(Front Elevation) Upvc double glazed window, radiator. Pine built in Ladies and Gentlemen's wardrobes.

Bedroom Two

13'3" x 8' 9" (4.04m x 2.44m 2.74m)

(Rear Elevation) Radiator, Upvc double glazed windows.

Shower Room

10'2" x 6' 7" (3.10m x 1.83m 2.13m)

Refitted modern Shower Room – Large walk - in shower area with electric shower, large vanity wash basin with mixer taps and pine cupboards below, tiled splash back, low flush WC, built in airing cupboard with lagged cylinder and immersion heater, Radiator.

Gardens

The property has an attractive well stocked terraced front garden and well maintained rear garden with patio, lawns, borders and garden shed. Brick outbuilding with plumbing for WC.

Tenure

The property is understood to be freehold.

Services

Mains water/ Electric/ Drains

Central heating is provided by a solid fuel cooking range to the kitchen.

Council Tax

Band A

EPC

To be confirmed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

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