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64 Main Street Farnsfield NG22 8EF



**'Plumtree Cottage' Sunnyside Farnsfield NG22 8EG**

**P**lumtree Cottage is a charming and well presented 2 double bedroom, 2 reception room attached cottage situated in the heart of Farnsfield village, with all local shops, eateries and amenities within short walking distance. This picturesque period home comprises a beamed lounge with fireplace, kitchen dining room, ground floor shower room with w/c plus two well proportioned bedrooms with built in wardrobes. Outside there is a delightful private south facing garden plus useful garden shed. Farnsfield is a thriving village with numerous independent shops, pubs and eateries with St. Michaels primary school, tennis club, Southwell Trail nature reserve and wonderful countryside walks within easy walking distance.

Please note parking is only on street on Quaker Lane.

*Viewing strongly recommended. No onward chain.*

Gas central heating / All main services / Council Tax Band D / New Roof

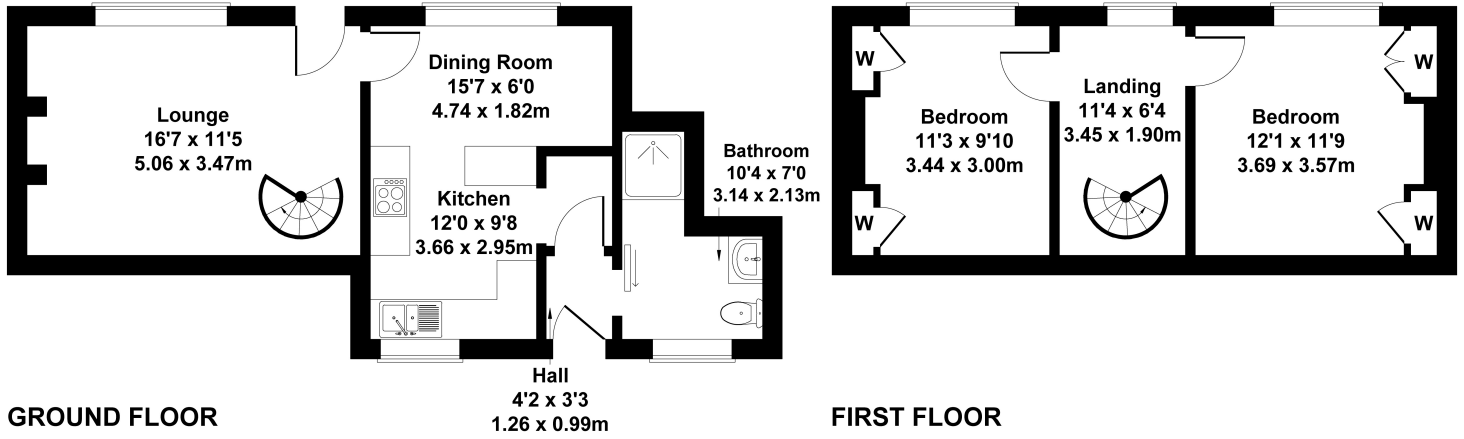
**£264,500 Freehold**





# Plumtree Cottage Sunnyside Farnsfield NG22 8EG

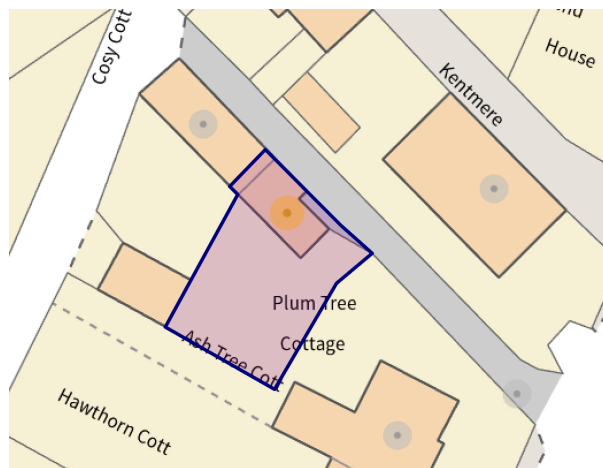
Approximate Gross Internal Area  
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## Energy performance certificate (EPC)

Plum Tree Cottage Sunnyside Farnsfield NEWARK NG22 8EG	Energy rating <b>F</b>	Valid until: <b>10 October 2023</b> Certificate number: <b>8891-6901-0429-2097-5073</b>
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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