



**JF**

**Jonathan Fitzpatrick**  
VILLAGE & COUNTRY HOMES

**9 Long Meadow Farnsfield NG22 8DR**

**Guide £339,000 - £350,000 Freehold**



**A** spacious and extremely adaptable 3 bedroom detached family home situated within a quiet cul de sac, close to the Southwell Trail nature reserve and numerous village amenities. The property is offered to the market in excellent order throughout and provides further potential to extend, update and add value (subject to planning consent). Features of note include a very spacious lounge (with wood burner), large dining room, kitchen breakfast room, plus ground floor bathroom, w/c and third bedroom or study. The first floor comprises two double bedrooms (with fitted wardrobes) plus a family shower room. Outside, there's a good size enclosed garden with gated driveway, leading to a integral single garage.

Farnsfield is a busy and thriving country village with numerous independent shops, eateries and two great pubs. It boasts a charming period high street, an excellent primary school, tennis club, village hall and beautiful park. There are also numerous countryside side walks close by.

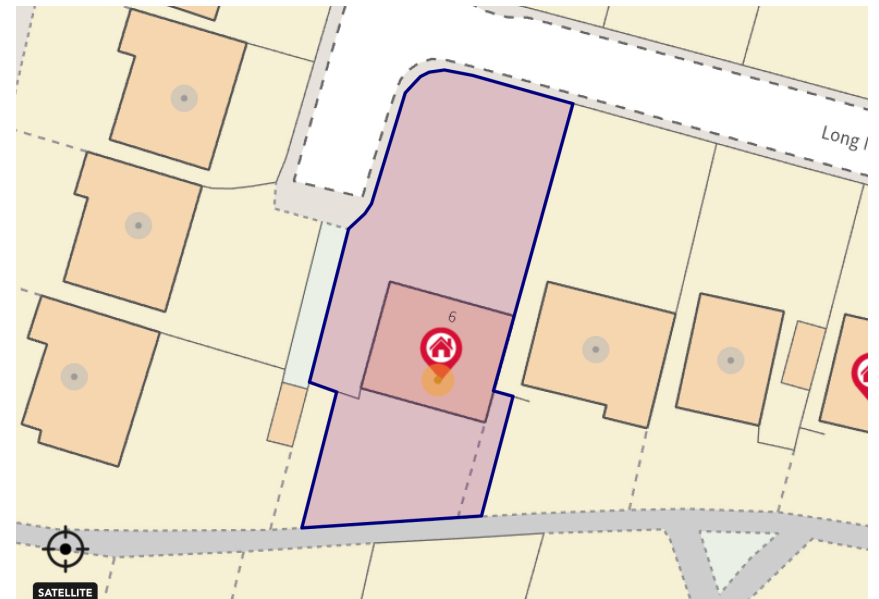
All main services / Council tax band D

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**Proceedable, verified offers around the guide price will be considered.**

**Viewing by appointment through JF Village & Country Homes**

**Call us on 01623 392676 or email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)**









## GROUND FLOOR

APPROX. 92.5 SQ. METRES (995.2 SQ. FEET)



## FIRST FLOOR

APPROX. 38.9 SQ. METRES (419.0 SQ. FEET)



### Energy performance certificate (EPC)

9, Long Meadow Farnfield NEWARK NG22 8DR	Energy rating <b>E</b>	Valid until: 26 May 2030
		Certificate number: 2238-6059-7235-7900-1234

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