

Thinking of moving? Think JF.

JF

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES

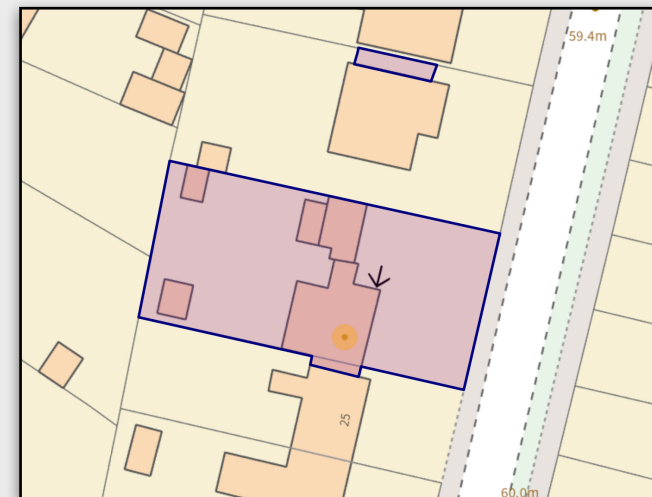


27 Broomfield Lane Farnsfield NG22 8LQ offers over £269,950



A traditional 3 bedroom, 2 reception room end terrace family home, with dining kitchen, utility room and downstairs cloakroom, situated within this popular road, close to Farnsfield village and also the Southwell Trail nature reserve. The property benefits from a particularly large plot with extensive driveway parking and substantial car port and provides considerable potential for further extension, subject to planning consent.

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, bakers, 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. St Michaels primary school is highly regarded and the village is also within catchment for Minster secondary school in Southwell







Council tax band B
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 14 miles

Main Office 01623 392676
Email mail@jfea.co.uk

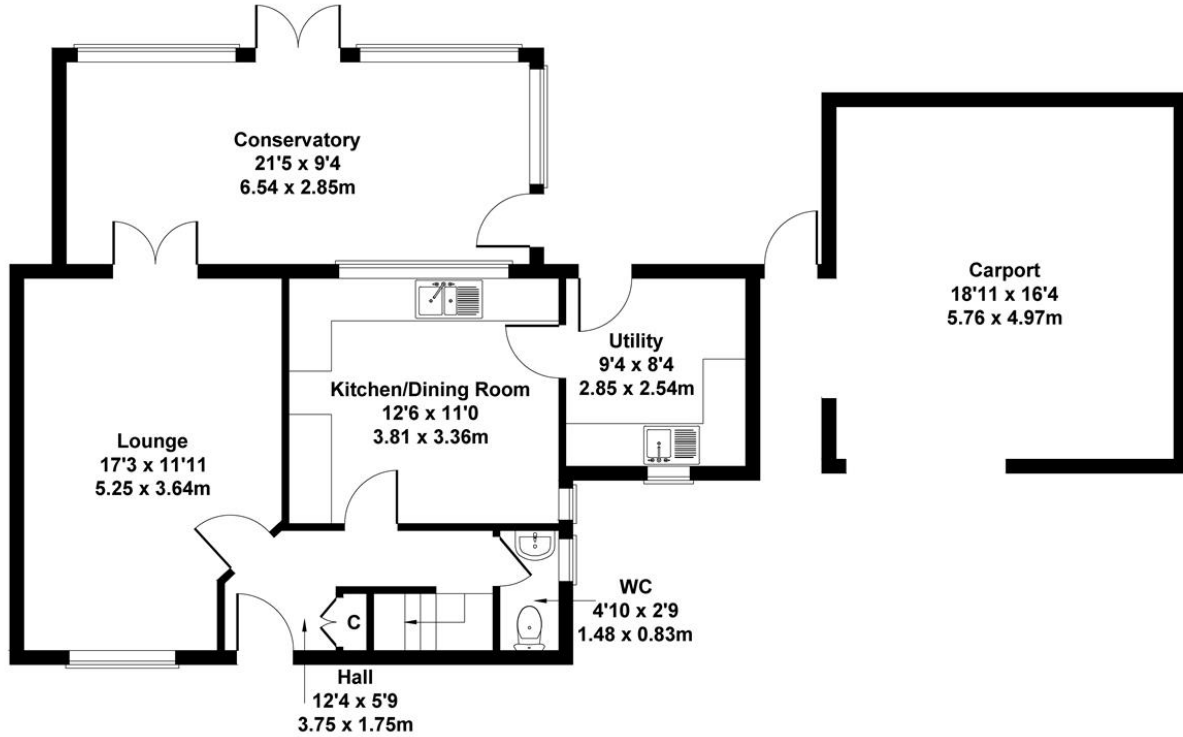
64 Main Street Farnsfield Newark NG22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



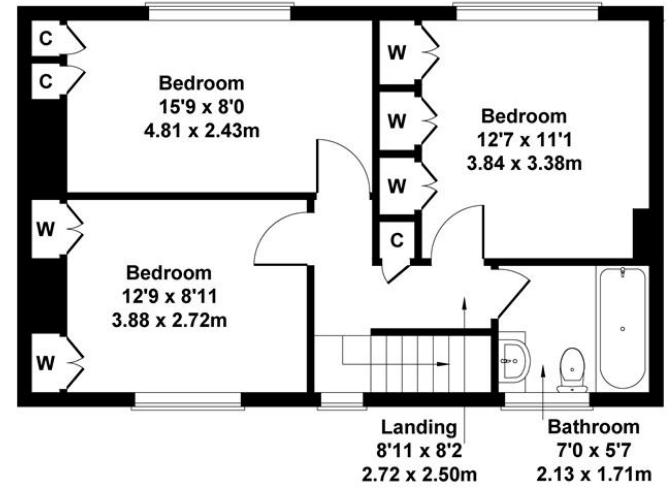
27 Broomfield Lane, Farnsfield, NG22 8LQ

Approximate Gross Internal Area
1206 sq ft - 112 sq m
(Excluding Carport)



GROUND FLOOR

Energy performance certificate (EPC)			
27 Broomfield Lane Farnsfield NEWARK NG22 8LQ	Energy rating D	Valid until:	16 February 2034
		Certificate number: 9751-3034-2202-2354-9200	



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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 and 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