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ESTATE AGENTS



2 Old Manor Farm  
Fenton, Newark, NG23 5GB  
Guide Price £325,000



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## 2 Old Manor Farm

Fenton, Newark, NG23 5GB

\*\*\*MODERN COUNTRY LIVING IN THE HEART OF FENTON\*\*\* Guide Price £325,000 to £350,000

Imagine coming home to a place where the air is fresh, the surroundings are quiet, and every room feels like a hug. Nestled in the heart of the beautiful village of Fenton, surrounded by an abundance of scenic countryside walks it's an ideal retreat for those who love the outdoors. This lovely three double bedroom detached home is more than just a house it's a sanctuary for a growing family or those looking to embrace the slow pace of village life.

### Space to Grow Together

The ground floor is designed for real life, with underfloor heating keeping little toes warm on chilly mornings and an eco-friendly air source heat pump keeping the whole house snug.

**The Family Hub:** The "fabulous" living kitchen and dining area is the true soul of the home. Whether it's messy pancake breakfasts on a Sunday or hosting a lively family dinner, there's plenty of room for everyone to gather.

**The Lounge:** With its dual aspect, the lounge is bathed in natural light by day and transforms into a cosy retreat by night—perfect for relaxation and movie marathons.

**Practicality First:** The ground floor is completed by a dedicated utility room – keeping the laundry out of sight and a convenient guest WC.

### Sweet Dreams

Upstairs, you'll find three proper double bedrooms, so there's no need for anyone to argue over the "small room."

**Parents' Retreat:** The master bedroom features its own private en-suite, offering a little slice of peace and quiet at the end of the day.

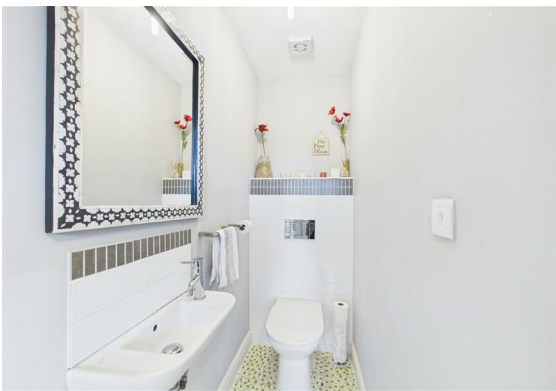
**Room for Everyone:** The two additional double bedrooms are served by a bright family bathroom, perfect for bath-time routines.

### The Great Outdoors

The exterior of the property is just as inviting as the interior:

**The Garden:** An enclosed rear garden, primarily laid to lawn. It's a blank canvas, perfectly prepared for you to landscape into your dream outdoor oasis.

**Parking:** A long private driveway provides ample off-road parking for multiple vehicles.





Fenton is a small village approximately 6 miles from Newark. Neighbouring villages offer local facilities including pubs and primary schools whilst Newark is accessible and offers a full range of amenities including a fast rail link to London Kings Cross approx 1hr 20mins.

Following the dualling of the A46 road links to both Lincoln and Nottingham are excellent, and the A1 is also accessible. Secondary schooling in the area includes grammar schools at Grantham and Sleaford.

This is a rare opportunity to acquire a high-specification, energy-efficient home in a village known for its tranquillity and natural beauty.

### Entrance Hall

**Lounge**  
11'10 x 20'1 (3.61m x 6.12m)

**Kitchen Living Dining Area**  
11'7 x 19'11 (3.53m x 6.07m)

**Utility Room**  
6'0 x 7'8 (1.83m x 2.34m)

**WC**  
5'0 x 2'10 (1.52m x 0.86m)

### Landing

**Bedroom One**  
11'8 x 13'6 (3.56m x 4.11m)

**Ensuite**  
6'1 x 6'0 (1.85m x 1.83m)

**Bedroom Two**  
11'8 x 10'9 (3.56m x 3.28m)

**Bedroom Three**  
11'8 x 8'10 (3.56m x 2.69m)

**Bathroom**  
8'3 x 6'1 (2.51m x 1.85m)



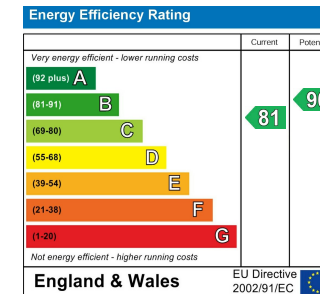
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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