

EDLIN & JARVIS
ESTATE AGENTS

# 17A Main Street

Farndon, Newark, NG24 3SA

**£450,000**

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***SPACIOUS, HOME ON A GOOD SIZED PLOT***

Nestled within the picturesque, historic conservation area of Farndon, this exceptional three double bedroom dormer bungalow offers a refined village lifestyle on a sweeping 0.21-acre plot. From the moment you arrive, the expansive driveway welcomes you with generous off-road parking for multiple vehicles—including ample space for a motorhome—leading directly to the single garage.

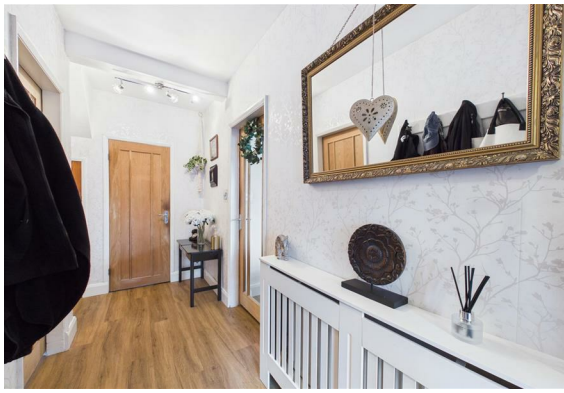
Stepping inside, the ground floor opens up into a wonderfully fluid layout designed for effortless hosting and modern day-to-day living. At the heart of the home sits a light-filled open plan living kitchen perfect for family gatherings and entertaining guests, seamlessly connecting to a relaxing lounge. The dedicated dining room is a place for hosting dinner parties or enjoying Sunday roasts. A practical utility and shower room serves the ground floor alongside a versatile double bedroom, perfect for guests, extended family, or those seeking single-level living.

Ascending to the first floor, you will discover two well-proportioned double bedrooms designed with clever eaves storage to maximise space, alongside a sleek, modern family bathroom.

Outside, the property transforms into an extraordinary sanctuary for outdoor living. The established, sprawling rear garden is a true green-fingered enthusiast's dream, featuring mature trees, thriving shrubs, a dedicated vegetable plot, and serene paved seating areas ideal for alfresco dining and evening drinks. Complete with practical storage sheds and a versatile outdoor cabin—ready to serve as your private home office, creative workshop, or personal gym—this garden offers an idyllic retreat from the hustle and bustle of daily life.

























Beyond your private grounds, the historic riverside village of Farndon delivers a quintessential English community feel centered around picturesque walks along the River Trent and local spots like the Farndon Ponds Nature Reserve. Life here balances tranquil village charm with exceptional everyday convenience. A short stroll takes you to a choice of traditional local pubs, riverside dining, a village hall, and a well-regarded local primary school.
Commuters and families alike will appreciate the superb connectivity, with the nearby A46 and A1 providing rapid routes to Nottingham, Lincoln, and Leicester. Nearby Newark-on-Trent expands your options further with highly rated secondary schooling, vibrant market square shopping, and direct main-line train links to London King's Cross from Newark Northgate station in under 75 minutes. Whether you are looking to cultivate your dream garden, work from home in peace, or simply embrace a vibrant village community, this home presents a rare opportunity to enjoy the ultimate country lifestyle.

**Entrance Hall**
4'5 x 13'1 (1.35m x 3.99m)

**Open Plan Living Kitchen**
13'7 x 24' (4.14m x 7.32m)

**Lounge**
22'7 x 10'8 (6.88m x 3.25m)

**Dining Room**
10'5 x 11'8 (3.18m x 3.56m)

**Garden Room**
9'1 x 11'4 (2.77m x 3.45m)

**Utility Room**
9'5 x 10'4 (2.87m x 3.15m)

**Shower Room**
8'0 x 3'11 (2.44m x 1.19m)

**Bedroom One**
11'3 x 12'0 (3.43m x 3.66m)

**Landing**

**Bedroom Two**
10'7 x 15'8 (3.23m x 4.78m)

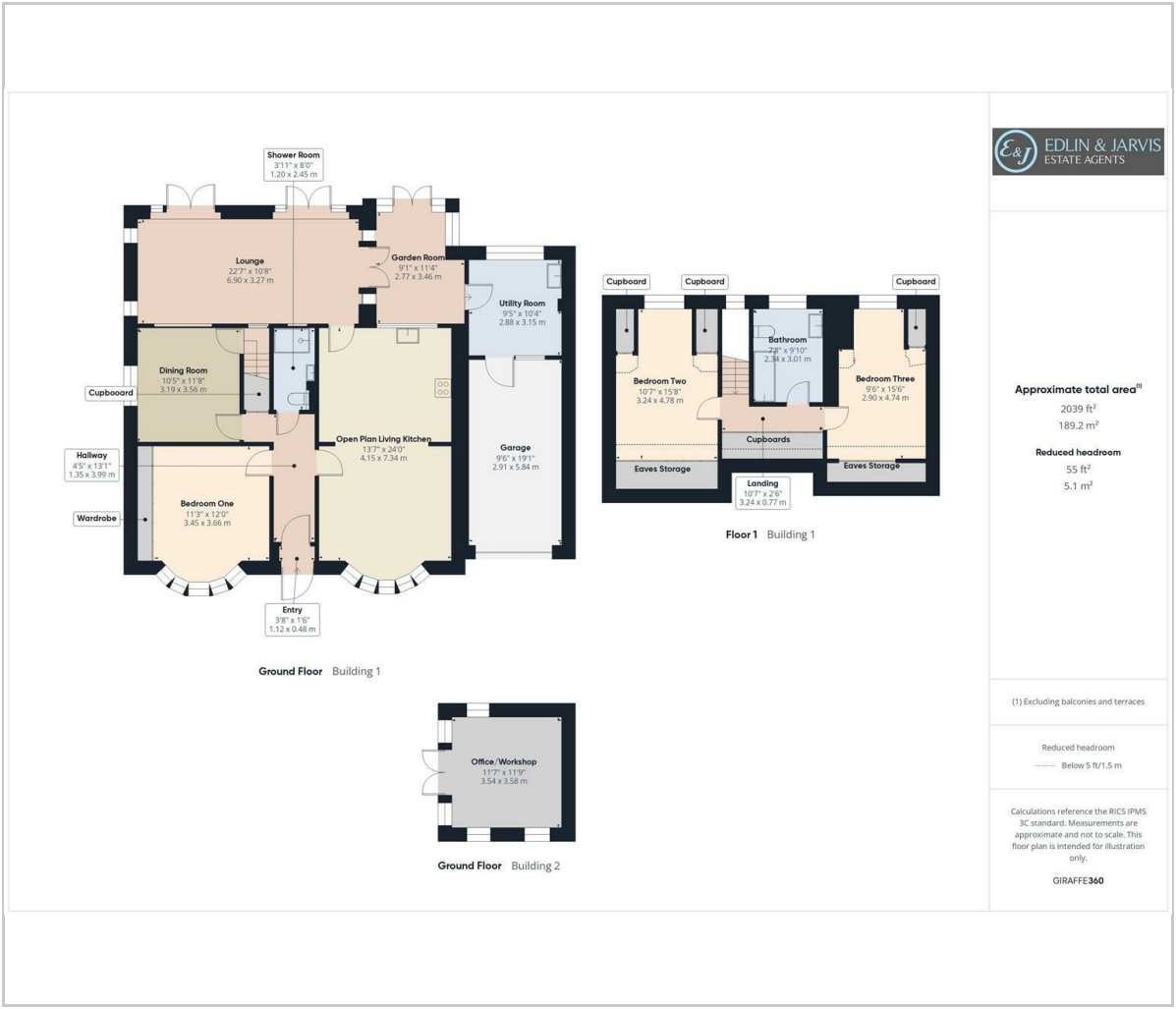
**Bedroom Three**
9'6 x 15'6 (2.90m x 4.72m)

**Bathroom**
7'8 x 9'10 (2.34m x 3.00m)

**Garage**
9'6 x 19'1 (2.90m x 5.82m)

**Office/Workshop**
11'7 x 11'9 (3.53m x 3.58m)

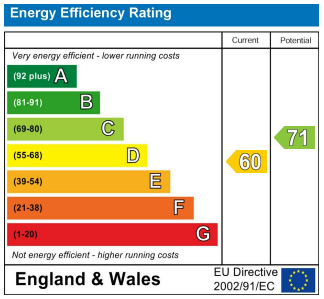
## Floor Plan




## 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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