



£550,000 Freehold

35 BROOMFIELD LANE | FARNSFIELD | NEWARK | NG22 8LQ

BuckleyBrown
ESTATE AGENTS

SMART LAYOUT, SURPRISING SPACE. Tucked away on Broomfield Lane in the charming village of Farnsfield, Newark, this delightful T-shaped bungalow offers an appealing blend of comfort, space, and everyday convenience. Set in a peaceful and picturesque location, the property is ideal for those seeking a relaxing retreat while still being within easy reach of local amenities and transport links.

Upon entering, you are welcomed by two inviting porches that lead into a spacious hallway, creating a warm and homely first impression. The living room is bright and airy, providing a perfect setting for both relaxation and entertaining, while the well-appointed kitchen offers a practical and enjoyable space for cooking and dining.

The bungalow features four generously sized bedrooms, offering plenty of flexibility for families, guests, or additional uses such as hobbies or study areas. An inner hallway, which can also function as a home office, leads through to the master bedroom, complete with its own en suite for added comfort and privacy. A modern shower room serves the remaining bedrooms, ensuring convenience for all occupants.

Outside, the property is complemented by a well-maintained garden, ideal for outdoor entertaining, gardening, or simply unwinding in the fresh air. A garage further enhances the home, providing secure parking or useful storage space. Altogether, this bungalow presents a fantastic opportunity to enjoy a tranquil lifestyle in a friendly and sought-after village setting.

Could this be the one for you? Call our office today on 01623 633633 to register your interest.





Left Side Porch

Windows to both sides with leading access into the hallway.

Hall

Spacious entrance hallway with natural daylight flowing through. Access to both side porches.

Right Side Porch

Windows to the side and access into the hallway.

Kitchen 9'2" x 11'1"

The kitchen comes complete with a range of matching traditional wall and base cabinets, worktops over, inset sink with drainer, integrated appliances and decorative splashback tiles. Fitted with a window to the side elevation.

Living Room 20'0" x 23'1"

Expansive reception room divided by a brick feature fireplace wall, carpeted flooring, central heating radiator and triple aspect windows to all sides.

Inner Hall/Office

Versatile hall/office space fitted with carpeted flooring, central heating radiator and sliding doors opening to the rear elevation. Access into bedroom one and bedroom four.

Bedroom One 11'1" x 14'7"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

En Suite 11'1" x 8'2"

Three Piece suite including a hand wash



basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 15'1" x 10'0"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 15'1" x 9'0"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Four 11'1" x 11'3"

Carpeted flooring, central heating radiator and a window to the side elevation.

Shower Room 9'10" x 8'2"

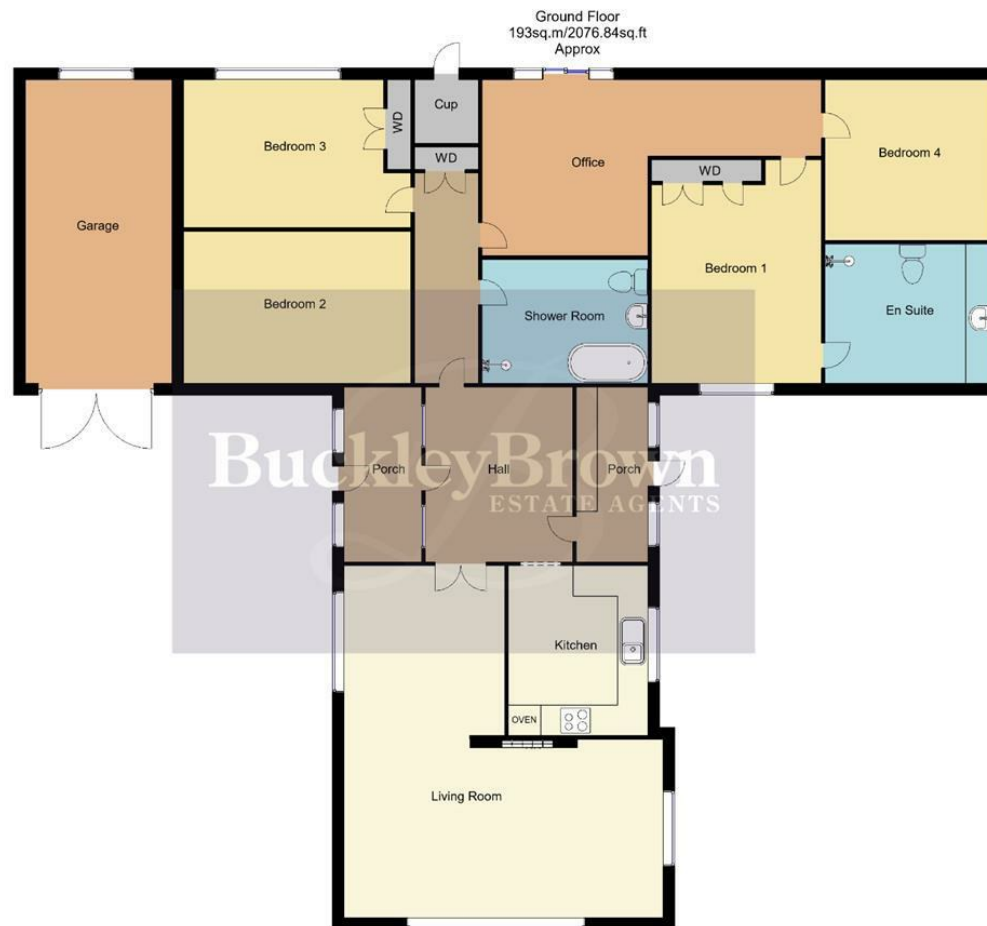
Four piece suite comprising of a hand wash basin, low flush wc, shower and a separate bath.

Garage 9'10" x 20'4"

Accessible from the front elevation with a window to the rear elevation.

Outside





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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