

# Church Lane

Thrumpton, Nottingham, NG11 0AW

John  
German







## **Church Lane**

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**Guide Price £775,000**

**Beautifully presented and positioned in what is a highly regarded village, this spacious, characterful and modern barn conversion has many standout features including two en-suites, two reception rooms and a landscaped rear garden.**

Enjoying a fantastic and secluded position in the Nottinghamshire village of Thrumpton, with nearby riverside walks and transport offered to Nottingham via the A453, this beautiful property combines the characterful charm of a barn conversion with the conveniences of modern living.

As well as Nottingham itself, the property is also conveniently located for those wanting to access the M1 or A50, as well as having East Midlands Airport and Parkway within easy reach.

Set back from the main road, the approach is surrounded by trees and greenery. There is a block paved driveway offering ample off road parking as well as access to the double garage with an electric up and over door to the front.

Flanked with obscured glazing the front door opens to the main hallway, with engineered oak flooring running through and doors leading off.

You are immediately drawn towards the lounge, with twin glazed doors opening to reveal a fantastic reception space, boasting characterful beams to the ceiling and a log burning stove with brick surround offering a focal point. Natural light floods in with double glazed windows and bi folding doors opening to the patio.

The adjacent dining room offers a dedicated and more formal dining area, with the continuation of engineered oak flooring and a double-glazed window to the rear aspect.

Having been smartly refitted, the high specification kitchen/diner offers both wall and base level storage units, and solid oak work surface over. The central island offers additional base level storage and has a granite work surface as well as a fitted oak dining table. With an exposed brick surround and oak beamed mantle, the range cooker is inset, and an attractive feature within the room. Additional integrated appliances include a dishwasher, wine cooler, fridge and sink with instant hot water tap and insinkerator/waste disposal unit. Bi-fold doors open to the rear garden, with an internal door opening to the utility. Offering additional storage units matching those found in the kitchen, the utility also has additional appliance space for a washing machine, dryer and a freezer. A door gives access from the utility to the double garage.

Towards the other end of the property, the bedrooms are well proportioned and boast two en-suite rooms, with the other two sharing a family bathroom.

Bedrooms one and two both feature vaulted ceilings with exposed beams, with the en suite to bedroom one benefiting from both a bath and shower cubicle.

Bedrooms three and four are also both doubles, with double glazed windows to the rear aspect. The fourth bedroom is currently utilised as a study/home office – providing a dedicated home working space.

The family bathroom has been refitted with a smart white suite having panelled bath with shower over and tiled surrounds, vanity hand wash basin, low level dual flush wc and a chrome heated towel rail.

The property enjoys an excellent plot, with lawned area to the front and side.

The landscaped rear garden is well thought out and utilises the space well, with defined areas having been created. With a patio area, lawn and planted and maintained borders, it is an ideal space for enjoying the summer sun.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property – there is no mains gas (oil fired central heating) and no mains drainage but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/120623

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band F







Approximate total area<sup>(1)</sup>  
 2237.06 ft<sup>2</sup>  
 207.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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