



LOWER BARN, DUNHAM ON TRENT
£475,000

BROWN & CO

LOWER BARN, UPPER ROW, DUNHAM ON TRENT, NEWARK, NG22 0UF

DESCRIPTION

An immaculately presented and well appointed **high specification** three bedroom detached barn conversion, originally built in 1907. The current owners have refitted the kitchen with modern bespoke units providing an extensive range of storage with integrated appliances included. The ground floor has an underfloor heating system There is a good sized dual aspect lounge leading into the relandscaped courtyard garden. External brick outbuilding which could provide home office working. In addition, on the first floor there is a master bedroom suite including en suite facilities and dressing room as well as two further bedrooms, ample storage and additional en suite to the second bedroom. The property has oil fired central heating, parking for two cars. The property also benefits from a security alarm with CCTV cameras.

LOCATION

Dunham on Trent is a small village to the south of Retford and has a small local village pub. Lincoln city is approximately 20 minutes further east across the Dunham Bridge which provides comprehensive shopping, leisure and recreational facilities as well as the cathedral and some attractive walks. Retford town is to the north of Dunham on Trent and has further amenities as well as schooling for all age groups and boasts a mainline railway station on the London to Edinburgh intercity link. Dunham on Trent is within the catchment area of Tuxford Academy. There is good access to the A1 and A57 both linking to the wider motorway network.

DIRECTIONS

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ACCOMMODATION

Half glazed door into

ENTRANCE HALL 13'2" x 8'2" (4.03m x 2.49m) Amtico flooring, oak staircase to first floor.



SHOWER ROOM full width shower with glazed shower screen. Electric shower, low level wc with concealed cistern and hand basin which is into a vanity unit with drawers below. Extractor fan and tiled flooring.

LOUNGE 18'3" x 17'0" (5.59m x 5.21m) dual aspect with double glazed windows and French doors leading into and overlooking the courtyard garden. Feature sandstone fireplace with contemporary electric fire. Amtico flooring, recessed lighting, TV and telephone points.



KITCHEN DINING ROOM 25'3" x 18'7" (7.71m x 5.71m) two front aspect double glazed windows. An extensive range of bespoke fitted base and wall mounted cupboard and drawer units by Howdens. Space for American style fridge freezer, integrated electric oven, grill and microwave. Electric hob with extractor over. Ample quartz working surfaces with matching upstands. Large floor to ceiling cupboards housing the oil fired central heating boiler. Amtico flooring. Low level lighting, inset sink with mixer tap. Integrated dishwasher. Space for additional under counter fridge, recessed lighting. Door to

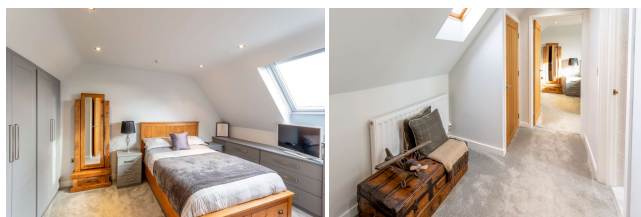


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UTILITY ROOM 11'6" x 4'3" (3.52m x 1.32m) half glazed door to the front. Single stainless steel sink drainer unit with mixer tap. Space and plumbing below for washing machine. Range of matching cupboards to the kitchen. Contemporary radiator, Amtico flooring.

FIRST FLOOR MEZZANINE GALLERY STYLE LANDING with rear and front aspect Velux style double glazed windows. Recessed lighting and fitted seat with storage below.

MASTER BEDROOM 12'2" x 9'9" (3.71m x 3.01m) front aspect Velux window. A good range of built in bedroom furniture incorporating floor to ceiling wardrobes, chest of drawers and additional walk in cupboard.



DRESSING ROOM AREA 12'2" x 6'3" (3.73m x 1.93m) rear aspect Velux window. Two built in cupboards. Door to

EN SUITE SHOWER ROOM 8'5" x 5'3" (2.58m x 1.60m) with front aspect Velux double glazed window. Walk in shower cubicle with mains fed shower and glazed screen. Vanity unit with inset sink, low level wc. Tiled flooring and part tiled walls. Extractor fan.



BEDROOM TWO 15'4" x 9'10" (4.67m x 3.00m) front aspect Velux window. A full length range of built in wardrobes. Side aspect window. Door to



EN SUITE SHOWER ROOM 8'6" x 4'6" (2.62m x 1.40m) front aspect Velux double glazed window. Walk in shower cubicle with mains fed shower and glazed screen. Vanity unit with inset sink, low level wc. Tiled flooring and part tiled walls. Extractor fan.

BEDROOM THREE 9'4" x 8'6" (2.85m x 2.61m) front aspect Velux window. Currently fitted out as an office with office furniture.



OUTSIDE

The garden is southerly facing and is retained to all sides by large brick walls. Recently relandscaped with Porcelain anthracite patio tiles, external lighting, water supply and sockets. Raised flower beds, additional raised cobbled sitting area.

WORKSHOP/HOME OFFICE 15'8" x 10'3" (4.82m x 3.15m) with power, lighting and wall mounted electric heater.

The additional front garden has been pebbled and provides parking for two vehicles. Fenced to screen from Upper Row and has wall mounted lighting. To the front of the property is a small area of lawn which overlooks fields.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

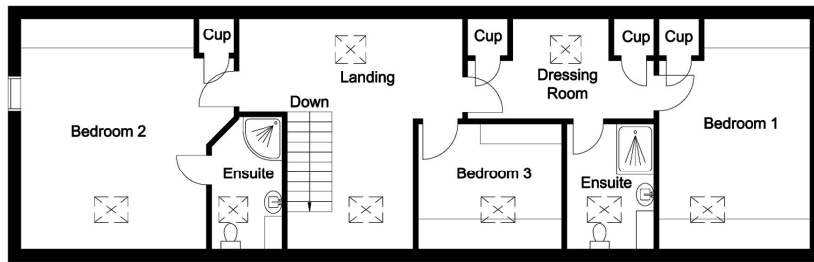
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

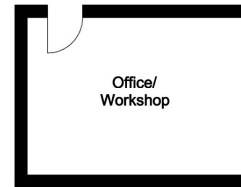
These particulars were prepared in March 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B1
(69-80)	C		B2
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

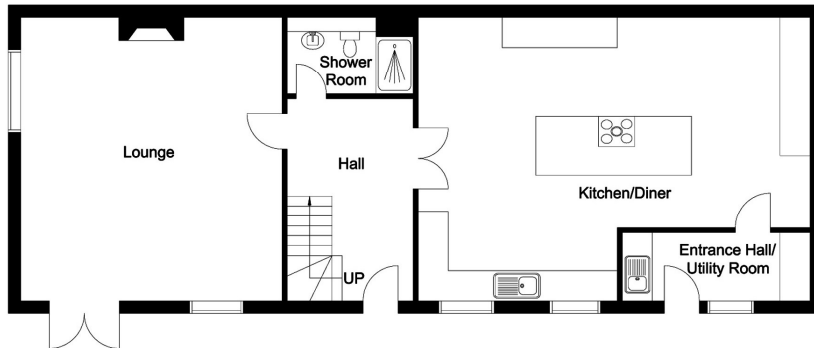
First Floor



Outbuilding



Ground Floor



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 rooms 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 a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2024



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