

Chestnut Lane

Barton-in-Fabis, Nottingham, NG11 0AE



Located in what is a charming and highly sought-after Nottinghamshire village, is this spacious and beautifully presented family home. Enjoying off-road parking, garage and sizable rear garden with open aspect.

Guide Price £365,000



John German

With surrounding countryside and nearby riverside walks, the village of Barton-in-Fabis is very well regarded. Benefiting from excellent transport links and Nottingham within easy reach, this family home is ideal for those commuting but wanting to live away from the hustle and bustle and enjoy a quaint village location.

The property sits back from the road with a driveway offering off-road parking for multiple vehicles and the adjacent front garden is laid to lawn.

The front door opens to the glazed porch with a further door leading through to the main hallway. From here, stairs rise to the first floor with access through to the main lounge, dining area and a useful under stairs storage cupboard. The dining room, kitchen, hallway and WC benefit from underfloor heating with independent thermostatic controls.

The lounge is an impressive size boasting dual aspect with window to the front and patio doors opening out to the rear. The open fireplace provides a charming focal point in what is a bright and inviting reception space.

The dining area features spotlights to the ceiling with a window to the side aspect, flowing through to the sleek and stylish refitted kitchen. Comprising both wall mounted and base level units with worksurface over and integrated appliances, including a Neff oven, induction hob, overhead extractor, microwave, fridge/freezer and dishwasher. The inset sink and drainer unit is set beneath the window enjoying views over the rear garden.

From here the rear lobby gives access to the garden, as well as to the guest cloakroom having a WC.

Heading up to the first floor, the landing has a window and over stairs storage cupboard with doors leading off to the three bedrooms and family shower room.

The largest of the three bedrooms is an excellent double and located to the rear of the property, benefiting from integrated storage and a window overlooking the garden. Adjacent to this, the second bedroom is another double looking out to the front of the property. The third bedroom is also a great size, currently set up as a study offering a dedicated space for homeworking and has a built-in storage cupboard.

The three bedrooms are serviced by the refitted shower room with complimentary tiling to the walls and hosting a suite with an enclosed shower cubicle, low-level WC, hand wash basin and chrome heated towel rail.

Externally, the rear garden has both a patio and lawn, enjoying a fantastic open aspect. With ample space for children to play in and for entertaining guests, the garden also offers gated access round to the drive and a pedestrian access door to the garage, which has an up and over door to the front.

Note: It is understood the property is not connected to mains sewerage, instead using a septic tank shared with the neighbouring property

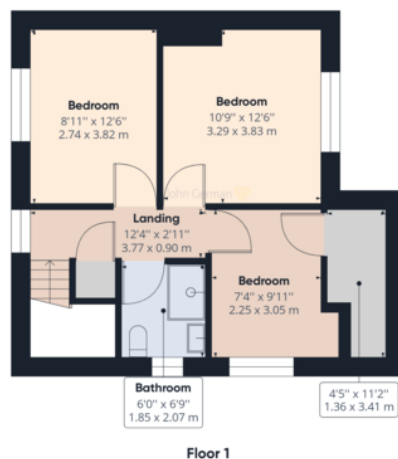
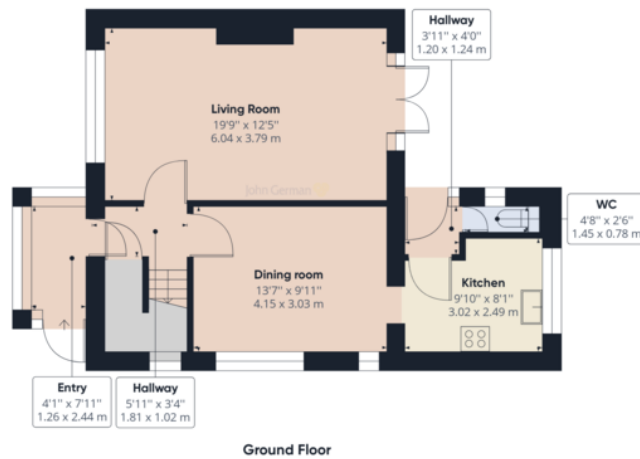
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Septic tank drainage. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.rushcliffe.gov.uk

Our Ref: JGA/22062023/02052024

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C



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Approximate total area⁽¹⁾
1053.01 ft²
97.83 m²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS

01509 856006
eastleake@johngerman.co.uk

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