



**Crabcroft Barn, Awsworth Lane, Kimberley,
Nottingham, Nottinghamshire, NG16 2HG**

Guide Price £375,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Barn Conversion
- Low Maintenance Single Storey Living
- Open Plan Living Kitchen
- Extensive Gated Driveway
- Electric Gated Entrance
- Renovated to a High Standard
- 3 Double Bedrooms, En Suite & Bathroom
- 15ft Vaulted Ceilings
- South West Facing Landscaped Garden
- Private Elevated Position Wonderful Views

A three double bedroom detached barn conversion offering low maintenance single storey living, positioned in a delightful semi rural location towards the end of Awsworth Lane (no through lane), on the outskirts of Kimberley.

The property is light and airy throughout and has been beautifully renovated and modernised to a high standard throughout featuring contemporary kitchen and bathroom fittings, contemporary grey carpets, engineered oak flooring, and brushed metal switches and sockets. The property offers barn features with 15ft vaulted ceilings with velux roof windows, beamed ceilings and exposed brickwork to the living kitchen. The living accommodation comprises a dining hall, open plan living kitchen with integrated appliances, inner hallway, master bedroom with en suite, two further double bedrooms and a bathroom. The property has UPVC double glazing and gas central heating.

The property occupies an elevated position with wonderful open views, approached by remote controlled electric gated entrance leading to a farm gate entrance which leads onto a block paved and tarmac driveway providing off road parking for several vehicles. There is post and rail fenced boundary frontage and a landscaped garden with lawn and an extensive Indian sandstone patio providing a lovely south west facing private seating area.

The property is offered to the market with the advantage of no upward chain and viewings can be arranged by appointment with the selling agent.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

DINING HALL

13'5" x 13'5" (4.11m x 4.11m)

A spacious open plan reception hall with engineered oak floor, radiator, three double power points, smoke alarm, three wall light points, telephone intercom, vaulted ceiling with beams and a light point to hang a chandelier or feature lighting, double glazed window to the front elevation, and open plan through to the:

OPEN PLAN LIVING KITCHEN

20'11" x 18'3" (6.38m x 5.58m)

A large, light and airy, open plan living space with vaulted ceiling and two velux roof windows. The kitchen area has contemporary light grey cabinets comprising a range of wall cupboards with under lighting, base units and drawers with solid oak working surfaces over. Inset Belfast sink with brushed stainless steel mixer tap. There are a range of integrated

appliances including a Belling range master cooker with five ring gas hob and extractor hood above. Integrated fridge/freezer, dishwasher and washer/dryer. Cupboard housing the gas fired central heating boiler. Radiator, six ceiling spotlights, two wall light points, engineered oak floor, ample double power points, television point, two double glazed windows to each side elevation and a central patio door leading out onto the rear garden.

BEDROOM 3

13'1" x 11'4" (3.99m x 3.47m)

A third double bedroom with radiator, three double power points, television point, two wall light points, four ceiling spotlights, vaulted beamed ceiling, meter cupboard, double glazed windowpane to the rear elevation and double glazed window to the front elevation.

INNER HALLWAY

17'3" x 3'4" (5.28m x 1.03m)

With radiator, engineered oak floor, three ceiling spotlights, smoke alarm and French doors leading out onto the rear garden.

MASTER BEDROOM 1

13'4" x 10'8" (4.08m x 3.27m)

A main double bedroom, with radiator, four double power points, television point, four ceiling spotlights, velux roof window and two double glazed windows to the front elevation.

EN SUITE

7'9" x 3'7" (2.38m x 1.10m)

Having a modern three piece suite with chrome fittings comprising a double width tiled shower enclosure with 'rain' shower and additional shower handset. Wall hung wash hand basin with mixer tap and storage cupboard beneath. Wall mounted mirror above with inset lighting. Low flush WC. Chrome heated towel rail, fully tiled walls, tiled floor, extractor fan, three ceiling spotlights and obscure double glazed window to front elevation.

BEDROOM 2

11'10" x 9'7" (3.61m x 2.93m)

A second double bedroom with radiator, four double power points, two wall light points, four ceiling spotlights, beamed ceiling, velux roof window and two double glazed windows to the front elevation.

BATHROOM

7'9" x 5'8" (2.38m x 1.73m)

Having a modern and contemporary three piece suite with dark anthracite grey contemporary fittings and chrome taps comprising a jacuzzi panelled bath with mixer tap and chrome shower handset. Vanity unit with large inset wash hand basin with mixer tap and storage drawer beneath with soft closing door. Low flush WC with enclosed cistern. Chrome heated towel rail, tiled floor, part tiled walls, extractor fan and four ceiling spotlights.

OUTSIDE

The property occupies a delightful semi rural location in an elevated position with wonderful

views across adjacent paddock land and beyond. The property is accessed by a private gated entrance leading onto a wide gravel driveway leading up to the property which has its own farm gate entrance. There is an extensive blue block paved driveway providing off road parking for numerous vehicles which extends to a tarmacadam driveway to the side of the property. There are well stocked borders to the side and rear with shrubs and plants. To the rear of the property there is a substantial Indian sandstone patio immediately off the open plan kitchen and inner hallway, together with a feature open fronted storm porch with brick pillars and inset spotlighting above. There is a central raised lawn and a post and rail fenced boundary to the front. There is an outside power point, and a pathway gives access to the side and rear of the property.

DIRECTIONS

PLEASE USE POST CODE NG16 2RN. THE PROPERTY CAN BE FOUND TOWARDS THE END OF AWSWORTH LANE IDENTIFIED BY OUR FOR SALE BOARD.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water and electricity are connected. Gas central heating. Drainage is to a septic tank.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











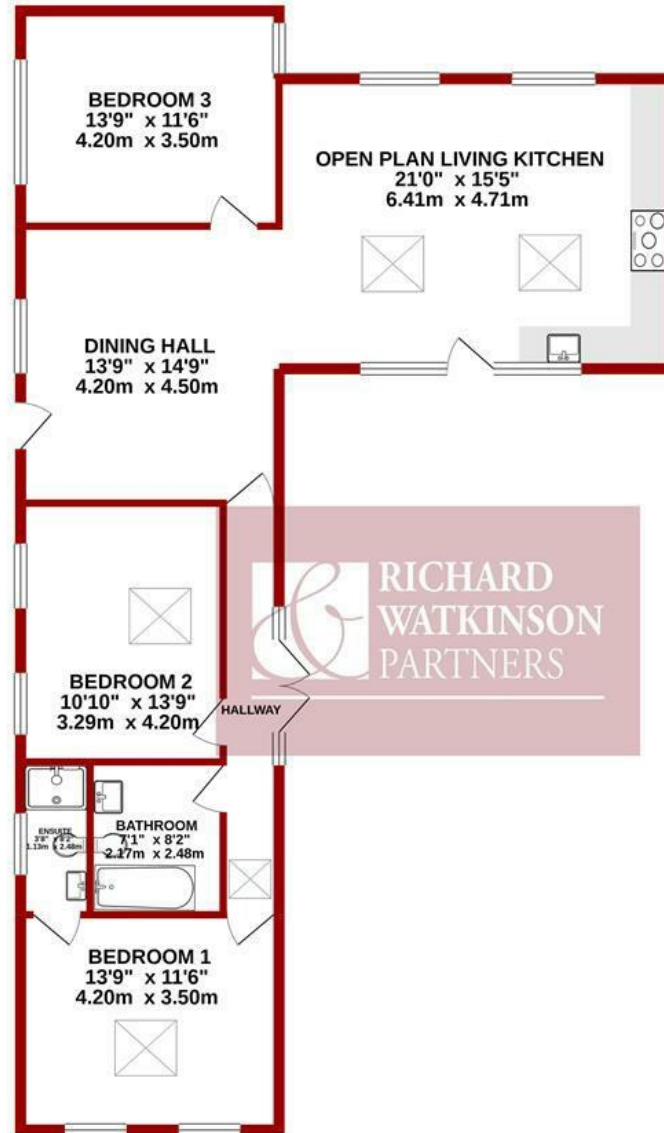






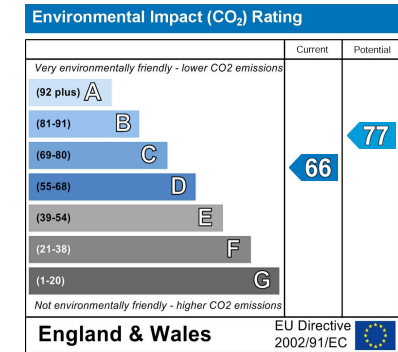
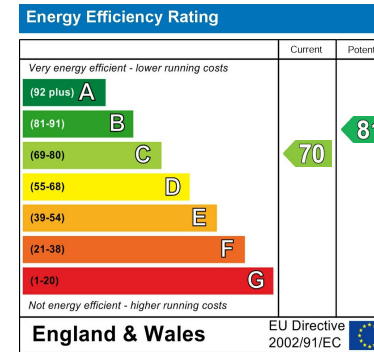


FLOORPLAN
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers