



11 Brown Lane
Barton in Fabis | Nottinghamshire | NG11 0AD

FINE & COUNTRY



Step inside

11 Brown Lane

A well presented detached bungalow positioned on a corner plot with wrap around gardens extending to approximately 0.45 acres.

DESCRIPTION

11 Brown Lane presents a superb opportunity to the market; the chance to purchase a well presented and generous bungalow positioned within generous gardens and grounds. The property offers extremely flexible accommodation arranged over one level and when viewing you instantly appreciate the opportunity and potential it offers.

ACCOMMODATION

A light and spacious reception hallway with guest cloakroom off leads into the main living space being partially open plan, filled with natural light with various picture windows in all directions. There is a formal dining area with sliding doors opening into an adjacent garden room with the main living space being a triple aspect reception room extending to over 24 ft with a unique and impressive stone fireplace. The property features a well equipped kitchen with adjacent utility room. To the rear of the ground floor is the bedroom accommodation which consists of four double bedrooms. The main bedroom has the benefit of an en suite shower room and adjacent sauna. The remaining three bedrooms share the use of the family bathroom.

OUTSIDE

The property stands within a generous plot extending to 0.45 acres. There are well maintained wrap around gardens with shaped level lawns and heavily stocked borders. There is an extensive terrace area ideal for outdoor entertaining as well as various seating areas that benefit from sunlight at different times throughout the day. Positioned within the garden are two useful stores with a covered area that has a rear access door into the generous double garage. It is worth noting that the property is positioned within a corner plot.

LOCATION

The village of Barton in Fabis lies on the Nottinghamshire county border with Leicestershire and is conveniently located close to the A453 dual carriageway providing swift access to Nottingham city centre and to Junction 24 of the M1 motorway. The recently opened East Midlands Parkway mainline station gives access to regular rail services to the City of London. The village lies close to the River Trent and its pleasant riverside walks and there are a wide range of services and amenities within easy reach. For those needing to travel further afield East Midlands Airport is approximately a 15 minute drive away.

SERVICES

Oil fired central heating, mains electricity, water and drainage are understood to be connected.

11 Brown Lane, Barton in Fabis
Approximate Gross Internal Area
Main House = 204 sq.m/2196 sq.ft
Outbuilding = 3 sq.m/32 sq.ft
Garage = 35 sq.m/377 sq.ft
Total = 242 sq.m/2605 sq.ft

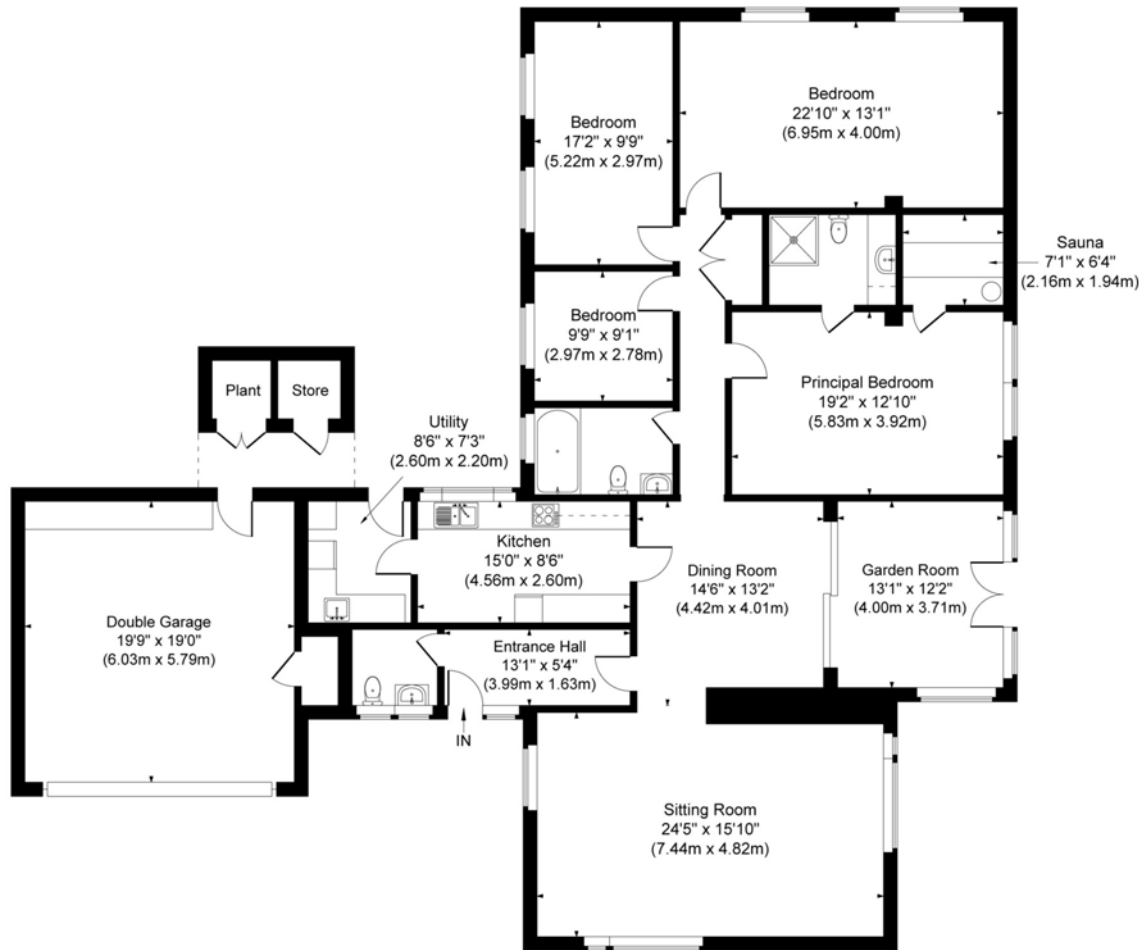
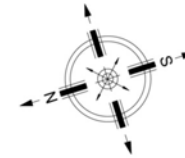
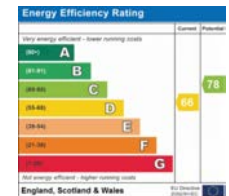


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