



Front Street, Barnby



Guide Price £500,000 to £525,000



Key Features

- Individual Detached Residence
- Approximately 0.25 Acre Plot
- Three Double Bedrooms
- Shower Room & G/F WC
- Lounge/Diner & Sitting Room
- Dining Kitchen & Utility Room
- Double Garage & Extensive Driveway
- Council Tax Band: E
- EPC Rating: D
- Tenure: Freehold





The White House is a delightful individual detached residence, occupying a wonderful plot that measures approximately 0.25 acre, and boasts immaculate accommodation throughout. Enjoying a peaceful position in the village of Barnby, the property is located approximately 4 miles from Newark town centre and provides superb access to the A1 and A17.

The property's accommodation comprises to the ground floor: entrance porch, entrance hallway, WC, generous dual aspect lounge/diner with a feature log burning stove, separate sitting room, dining kitchen with four ring electric hob, electric fan assisted oven, integrated dishwasher and door to a utility room. A side lobby provides covered access to the rear garden as well as the double garage. The first floor has three double bedrooms, quality shower room and useful eaves storage running down both sides of the property.

Externally, the property is approached with a large frontage, with a driveway providing ample off street parking and giving access to a generous double garage. The rear garden is beautifully landscaped, boasting a superb degree of privacy, with mature shrubs and plants to borders, two outdoor seating areas and a fantastic summer house. Other features of this home include oil fired central heating and UPVC double glazing. Viewing will be essential to appreciate the unique nature of this home, and the marvellous gardens to match.

ACCOMMODATION - Rooms & Measurements

Entrance Porch

2.31m x 0.89m (7'7 x 2'11)

Entrance Hallway

3.63m x 2.77m (11'11 x 9'1) maximum measurements

Ground Floor WC

1.57m x 1.24m (5'2 x 4'1) maximum measurements

Lounge/Diner

6.55m x 4.98m (21'6 x 16'4) maximum measurements

Sitting Room

3.76m x 3.61m (12'4 x 11'10)

Dining Kitchen

5.44m x 3.63m (17'10 x 11'11) maximum measurements

Utility Room

1.90m x 1.83m (6'3 x 6'0)

Side Lobby

7.26m x 0.94m (23'10 x 3'1)

First Floor Landing

Bedroom One

4.24m x 3.63m (13'11 x 11'11) maximum measurements

Bedroom Two

3.91m x 3.63m (12'10 x 11'11) maximum measurements

Bedroom Three

3.78m x 3.63m (12'5 x 11'11) maximum measurements

Shower Room

2.74m x 2.49m (9'0 x 8'2)





Double Garage

7.80m x 4.75m (25'7" x 15'7") maximum measurements

Summer House

3.33m x 2.72m (10'11" x 8'11")

Services

Oil fired central heating. Mains electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



Anti-Money Laundering

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

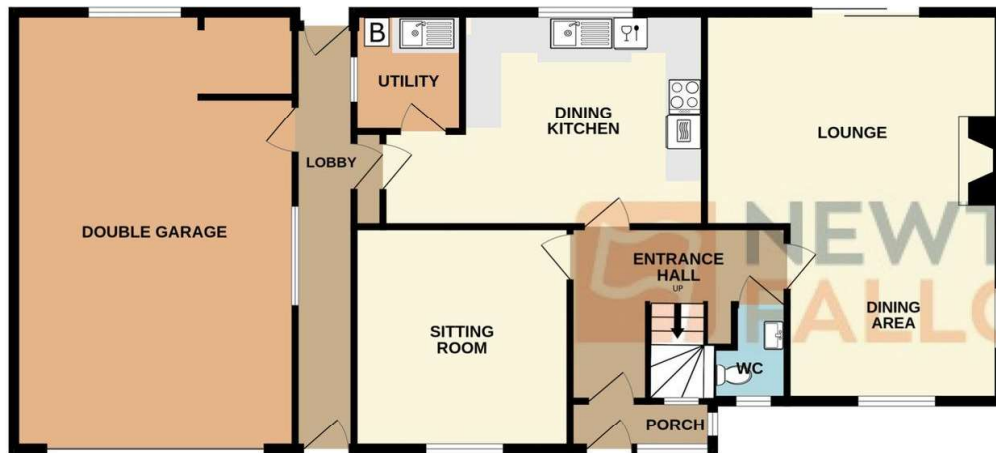
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





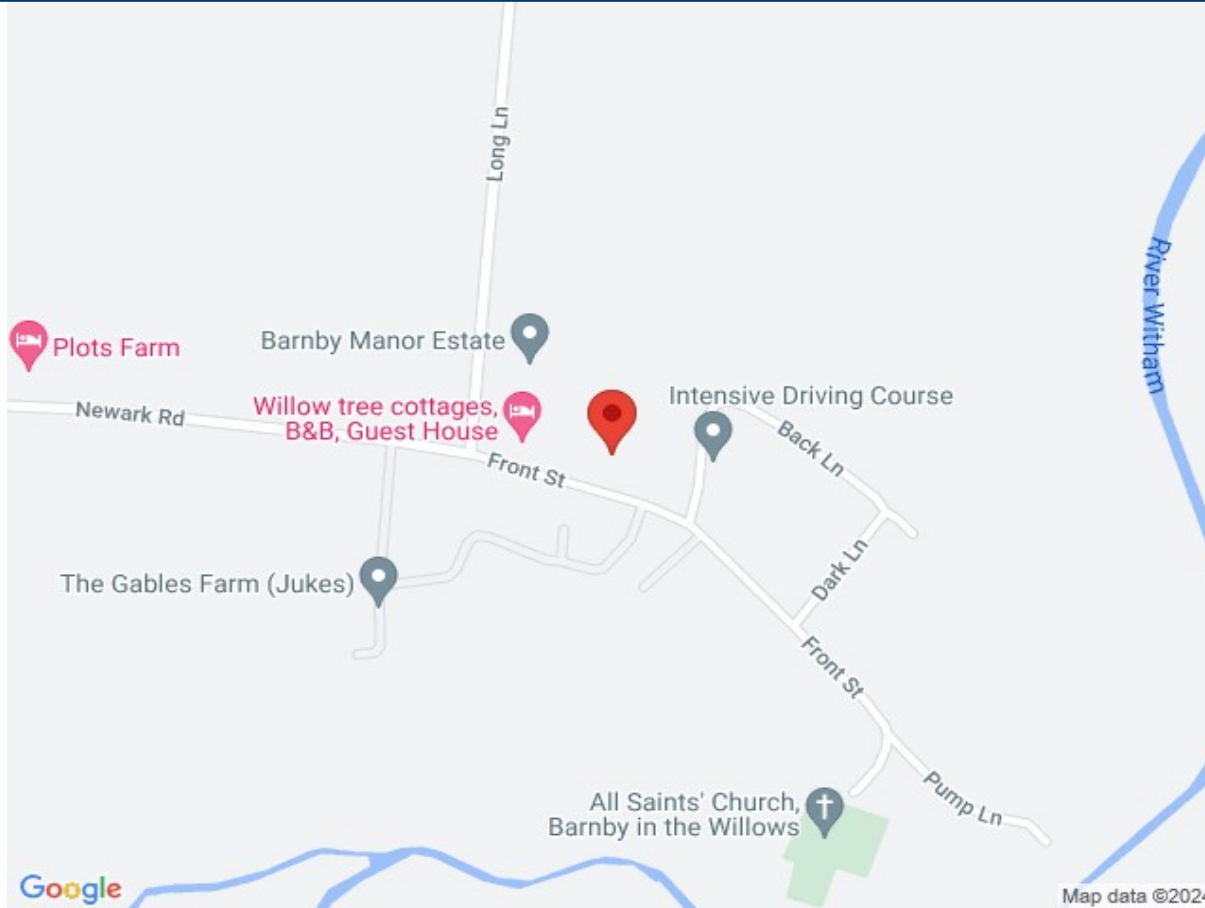
GROUND FLOOR



1ST FLOOR



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.
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

