



Ossington Road, Kneesall



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Offers In Excess Of £650,000



Key Features

- Delightful Detached Barn Conversion
- Flexible & Versatile Accommodation
- Five/Six Bedrooms
- Ensuite, Two Bathrooms & W/C
- Dining Kitchen With Vaulted Ceiling
- Two/Three Reception Rooms
- Outbuildings With Superb Potential
- Council Tax Band: D
- EPC Rating: D
- Tenure: Freehold





Tastefully converted back in the early 2000's, this substantial barn conversion boasts wonderful kerb appeal, benefits from versatile accommodation throughout, and could easily suit those looking for multi-generational living with scope for an annexe, as well as large, attached outbuildings with potential for conversion (subject to relevant planning). The property itself falls within a conservation area and offers a superb range of characterful features.



The property's accommodation comprises: reception hallway with feature central staircase and full height glazed windows, with log burning stove and opening to a generous lounge area. The stairs rise up to a gorgeous galleried landing space and gives access to a family bathroom, double bedroom, dressing room/bedroom and the master bedroom which has a quality ensuite shower room and walk in wardrobe. Returning to downstairs, from the reception hallway French doors open through to a utility/boot room with a WC and store room. Another set of French doors open to the stunning vaulted dining kitchen with has a feature central island, with four ring induction hob and double electric oven, as well as granite work surfaces to the L-shaped base units which also has an integrated dishwasher. Steps rise up to an inner hallway where there is a double bedroom and bathroom, before another door opens through to the potential annexe, where two more bedrooms can be found and a beautiful dual aspect lounge.



Outside, the property is approached by a gated entrance with a large tarmac driveway providing ample off street parking. Gardens can be found to the front where there are lawned areas and two seating areas, one gravelled and one paved, as

well as a private side garden that benefits from a range of mature plants and shrubs, and an additional small rear garden space. There are three extremely useful outbuildings that offer incredible potential but are currently utilised as a workshop as well as storage. Other features of this home include oil fired central heating, and double glazing with a mix of both wooden and UPVC. Viewing will be key to appreciate the charm and versatility of this home.

ACCOMMODATION - Rooms & Measurements

Reception Hallway 7.04m x 4.06m (23'1 x 13'4)
maximum measurements

Lounge Area 4.83m x 4.11m (15'10 x 13'6)
maximum measurements

Utility/Boot Room 4.11m x 2.95m (13'6 x 9'8)

WC 1.98m x 1.45m (6'6 x 4'9)

Store Room 2.08m x 1.35m (6'10 x 4'5)

Dining Kitchen 7.85m x 4.11m (25'9 x 13'6)

Bedroom Three 4.47m x 2.82m (14'8 x 9'3)

Bathroom 3.17m x 1.63m (10'5 x 5'4)





Bedroom Four 3.17m x 2.79m (10'5 x 9'2)

Bedroom Five/Home Office 3.02m x 2.62m (9'11 x 8'7)

Lounge 6.93m x 4.27m (22'9 x 14'0)
maximum measurements

First Floor

Master Bedroom 4.09m x 3.51m (13'5 x 11'6)

Ensuite 1.93m x 1.88m (6'4 x 6'2)

Walk In Wardrobe 1.93m x 1.02m (6'4 x 3'4)

Bedroom Two 4.14m x 2.51m (13'7 x 8'3)

Dressing Room/Bedroom Six 4.04m x 2.31m (13'3 x 7'7)
maximum measurements



Bathroom 2.54m x 1.96m (8'4 x 6'5)



Workshop 9.09m x 4.60m (29'10 x 15'1)

Outbuilding 1 4.75m x 4.01m (15'7 x 13'2)

Outbuilding 2 3.96m x 2.41m (13'0 x 7'11)

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.

Anti-Money Laundering Regulations

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.

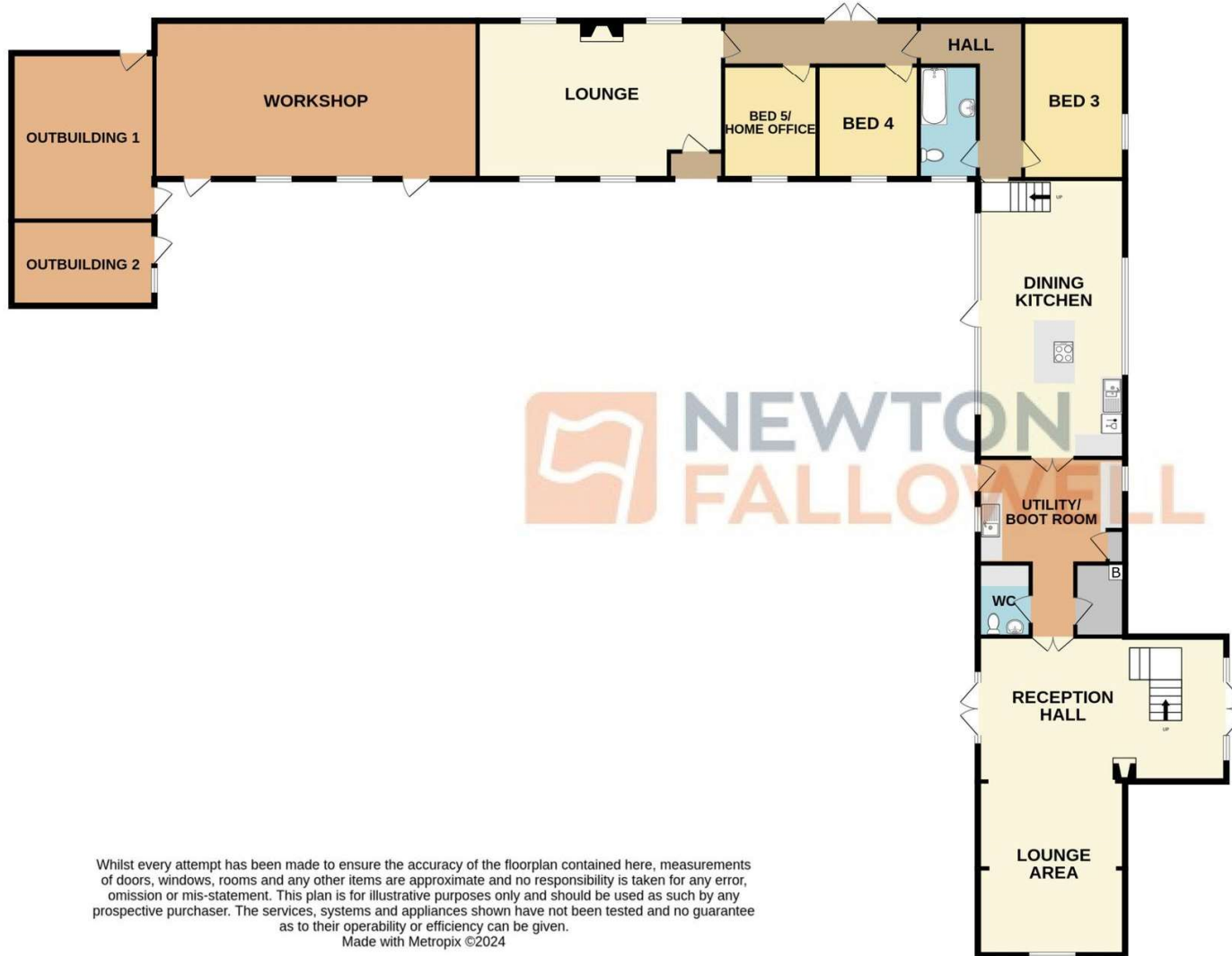
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

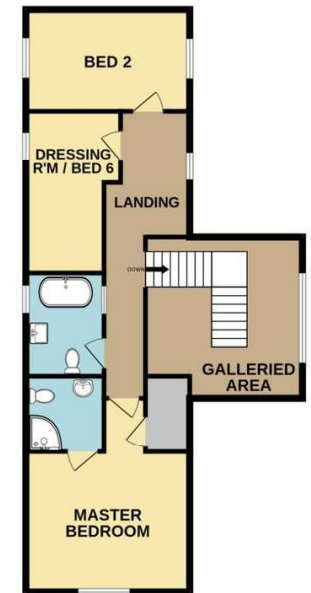




GROUND FLOOR



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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