







\*\*\*\* IMMACULATE BARN  
CONVERSION WITH  
COUNTRYSIDE VIEWS \*\*\*\* FULL  
OF CHARACTER AND CHARM  
\*\*\*\* SINGLE GARAGE \*\*\*\* This  
beautifully presented barn  
conversion is set within the  
highly regarded village of  
Weston on Trent. In brief the  
property offers an entrance  
hallway, modern fitted kitchen  
with built in appliances, lounge  
and a snug area with doors  
onto the garden. Two first floor  
bedrooms and a modern family  
bathroom. Landscaped gardens  
parking and a single garage. A  
VIEWING APPOINTMENT IS  
HIGHLY RECOMMENDED.



ABODE  
SALES & LETTINGS



## HALL

Entrance door into the hall with stairs to the first floor, double storage cupboard, radiator, tiled floor and upvc double glazed window to the front with fitted window shutter.

## KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor, integrated fridge freezer, and washing machine. Radiator, tiled floor, upvc double glazed window to the front and an under stairs utility area with space for a tumble dryer.

## LOUNGE

Feature fireplace with beam mantle and brick hearth, exposed beam, wood effect flooring, radiator, upvc double glazed window to the front with fitted window shutter, open through to -

## SNUG

Exposed brick and stone, upvc double glazed double doors onto the garden.



## FIRST FLOOR LANDING

Upvc double glazed window to the rear with countryside views, exposed beams and doors to -

## BEDROOM I

Upvc double glazed windows to the front and rear, two radiators.











## BEDROOM 2

Upvc double glazed window, storage cupboard and a radiator.

## BATHROOM

Panel enclosed bath with central Victoria style tap with shower attachment, vanity sink unit with wash hand basin and storage under, chrome heated towel radiator and a upvc double glazed window to the rear.



## GARAGE

Single garage in a block with parking in front.

## OUTSIDE

Front lawn with lawn and flat stone path. The rear garden is enclosed offering block paved patio, lawn, established shrubs, green house and a rear gate to the fields and local walks.











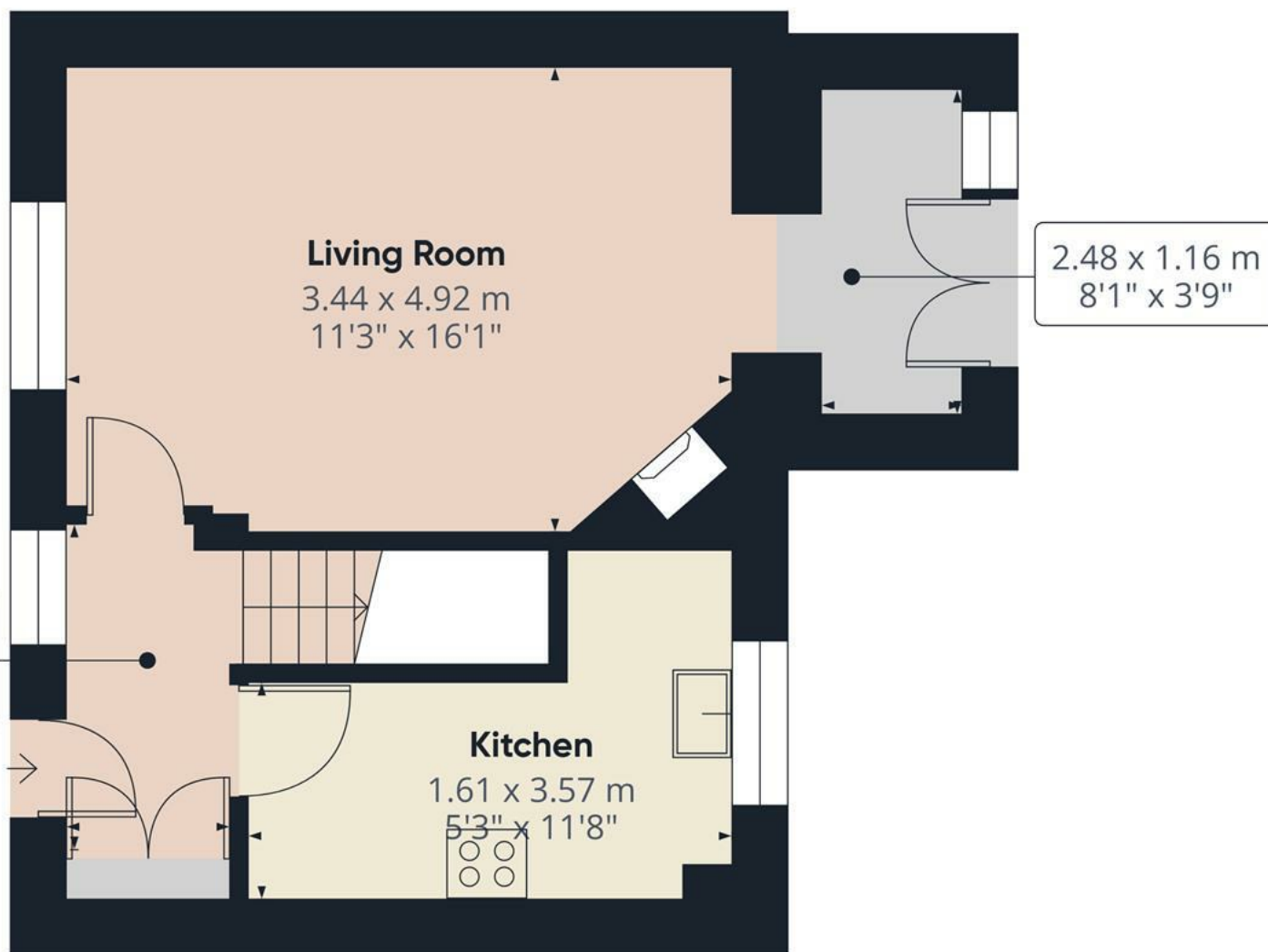












Approximate total area<sup>(1)</sup>

31.3 m<sup>2</sup>

336 ft<sup>2</sup>

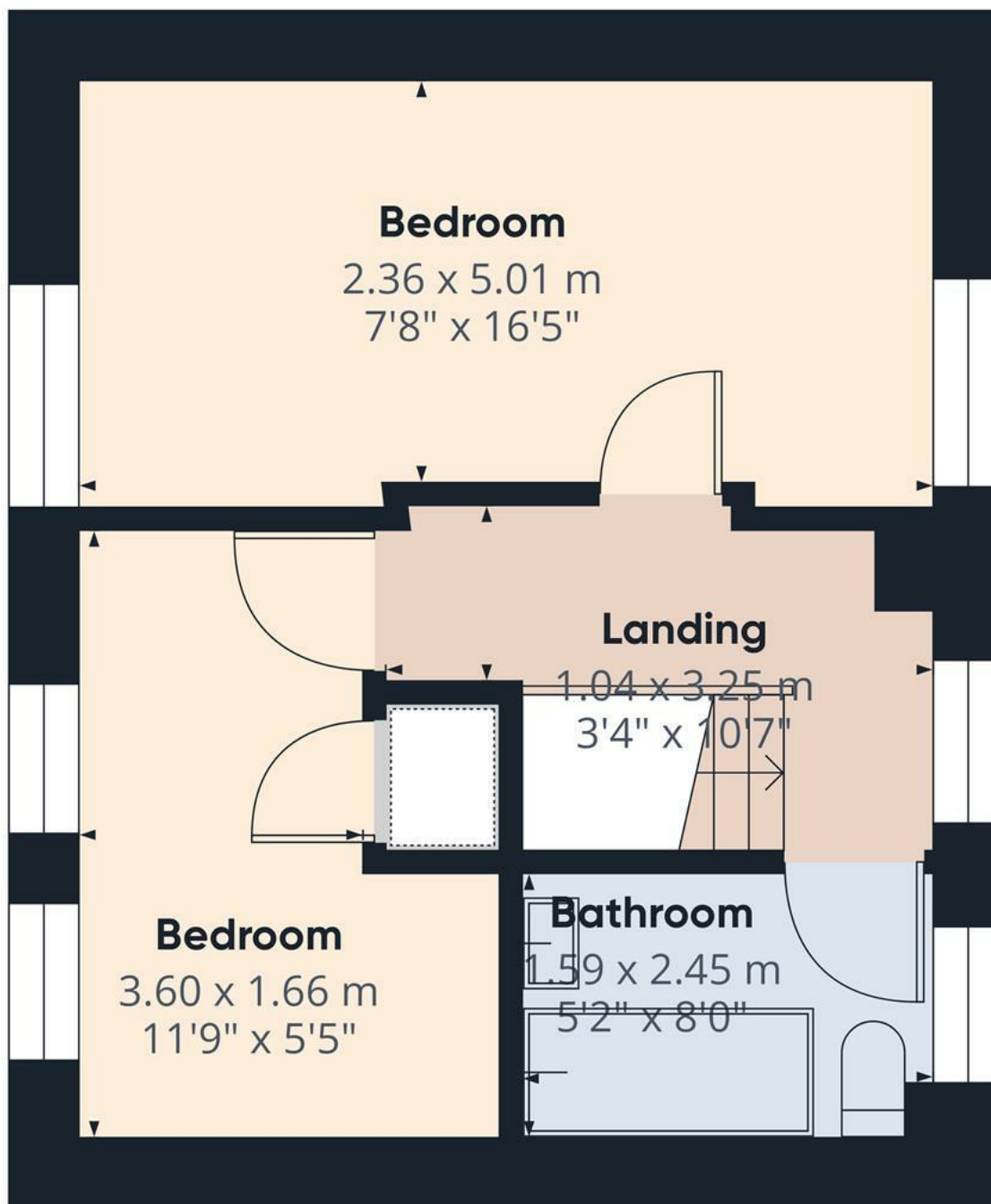
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0





Floor 1

Approximate total area<sup>(1)</sup>

27.9 m<sup>2</sup>  
301 ft<sup>2</sup>

(1) Excluding balconies and terraces

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