

# SUPERIOR HOMES

# ROYSTON & LUND



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# The Hayloft Old Melton

Widmerpool | NG12 5QL

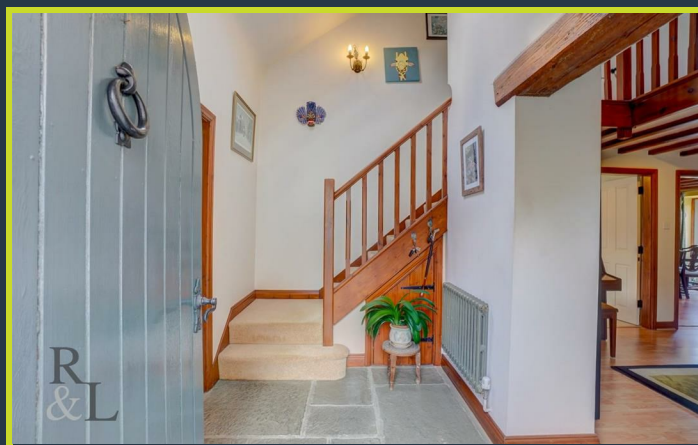
Guide Price £635,000

Royston and Lund are pleased to bring to the market this stunning five double bedroom barn conversion on Old Melton Road. Constructed in 2000 with the original materials from the farm, this wonderful home offers over 2300 sq ft of accommodation with enough space for a growing family. Set back from the road with parking and a double garage to the rear. Located for fantastic access to the A46, Nottingham & Leicester.

Entering the hallway that features a galleried landing and benefits from a cloaks cupboard and WC, there is access to both reception rooms, the kitchen and stairs to the first floor. The lounge benefits from a stunning exposed brick fireplace with log burner, as well as fitted shutters. The kitchen breakfast room benefits from integrated appliances including a range master oven, dishwasher, a Belfast sink, room for further free standing appliances and a separate utility room.

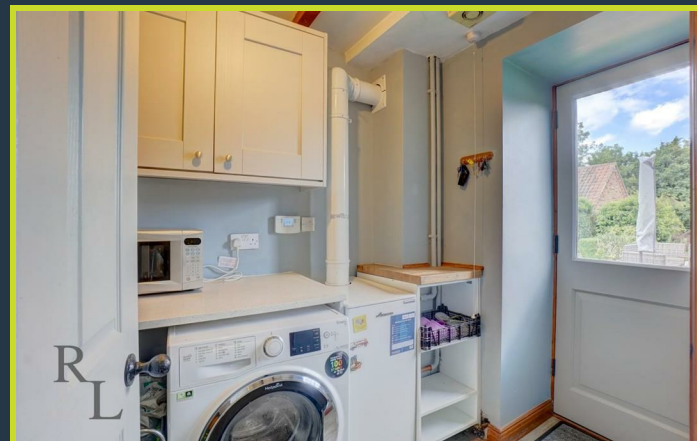
To the first floor there are three well proportioned double bedrooms and a four piece bathroom consisting of a bath, separate shower, WC and wash basin. The main bedroom also benefits from both a dressing area and an en-suite shower room. To the second floor there are two further well proportioned bedrooms and a shower room.

Towards the rear there is a patio area with feature pond, off street parking, a double detached garage and a large lawned area with mature hedges, trees and a further secluded area behind the hedges to the left hand side.





- Stunning Barn Conversion
- Converted in 2000
- Five Double Bedrooms
- Two Reception Rooms
- D/S WC and Cloaks Cupboard
- Double Detached Garage
- Large Rear Garden
- Three Bathrooms
- EPC Rating D - Freehold
- Council Tax Band F









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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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
	64		72

**EPC**

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The Property Ombudsman

