



The Stables Church Gate

Clipston on the Wolds | NG12 5PA | Offers Over £600,000

**ROYSTON
& LUND**

- Offers Over £600,000
- Countryside Location
- 38ft Lounge/Dining Room
- Characterful Throughout
- EPC Rating C - Freehold
- Stunning Rear Garden With Veg Patch
- Spacious Living Accommodation
- Ensuite To The Main Bedroom
- Detached Double Garage
- Council Tax Band E





Offers Over £600,000 ** NO CHAIN **

Royston & Lund are pleased to present this stunning barn conversion set over 2,500sq ft in the highly sought after location of Clipston-on-the-Wolds. The property has been carefully designed to offer versatile living accommodation all on one floor with garden aspects on three sides, a large driveway & double detached garage to the front. The property also benefits from its close proximity to a popular local farm shop giving access to various day-to-day amenities.

The property comprises an entrance lobby with built in storage, a 38ft lounge/dining room with large windows and doors running the full length of the room, allowing in plenty of natural light into the room. This flows into the kitchen area with integrated appliances including a dishwasher, fridge/freezer and space for a double oven. Finally, there is a formal dining room with a utility towards the end of the property that houses the boiler and allows access into the rear garden.

There are four double bedrooms which offer extra space to the property. One of the bedrooms benefits from an en-suite wet room/WC. The other bedrooms are complemented by a WC and a bathroom with a four piece white suite including a shower, wash basin, WC and a bath.

Outside, there is a well-maintained garden which includes raised flower beds, lawn, various plants/shrubs and an area for garden furniture. Behind the garage there is a second garden space which features a lawn, plants and a greenhouse. To the front there is a driveway with an electric car charger which leads to a garage.





Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using Planico.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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