

# SUPERIOR HOMES

## ROYSTON & LUND





# Flinders Barn Cottage

| NG12 5AA

Guide Price £425,000

\*\*GUIDE PRICE £425,000-£450,000\*\*

Royston & Lund are delighted to bring to the market 'Flinders Barn' - a character cottage tucked away in a quiet spot close to the village centre. Offered to the market with no onward chain.

Retaining a wealth of period features including exposed beams and exposed brickwork the accommodation offers a spacious and versatile layout with the front door giving access to a wonderfully bright triple aspect sun room which is open plan to the kitchen/diner. The kitchen area comprises a bespoke hand made range of base and eye level mounted cupboards with oak worktops with integrated sink/drain, eye-level oven and grill and fridge/freezer. Stairs lead up from the kitchen area to the first floor. Off the kitchen area, internal, glazed double doors open to a reception room comprising an electric feature fireplace with French Doors opening to the rear garden.

To the first floor there are two double bedrooms, the master bedroom featuring full width low level windows as well as a Velux window to one side and full width fitted wardrobes to the other. The second bedroom benefits from a dual aspect with a window to the side elevation and a Velux window to the rear elevation with a wash hand basin. The family bathroom boasts a four piece suite comprising a bath, low level w/c, wash hand basin, a separate shower and a heated towel rail.

To the rear of the property is a low maintenance garden featuring a patio area with a selection of shrubs, plants and bushes plus a shed. Off-street parking for two-three vehicles just across from the property leads to a detached, double garage.

Flinders Barn Cottage is located just off Main St within easy walking distance to a wide range of local amenities including shops, restaurants, pubs, the health centre and dentist.







- Character Cottage
- Two Double Bedrooms
- Exposed Beams & Brickwork
- Open Plan Kitchen/Diner/Sun Room
- Double Garage
- No Onward Chain
- Freehold
- Close to Local Amenities
- EPC Rating: C
- Council Tax Band: C















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Community & Amenities: The village has a strong community feel, with local shops, pubs, cafes, a library, and a leisure center.

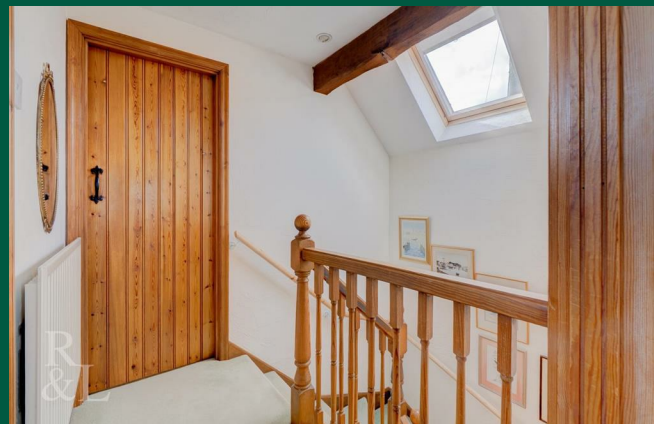
Transport Links: Good road connections to Nottingham, with regular bus services.

Schools: Several primary schools and South Wolds Academy & Sixth Form for secondary education.



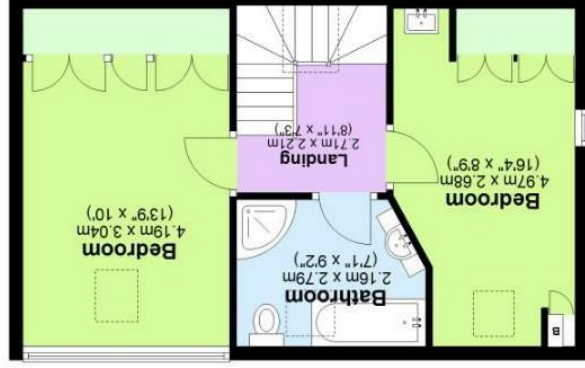
History: The village has historical roots dating back to the Domesday Book.

Nearby Attractions: Close to the scenic countryside of the Nottinghamshire Wolds, ideal for walking and cycling.

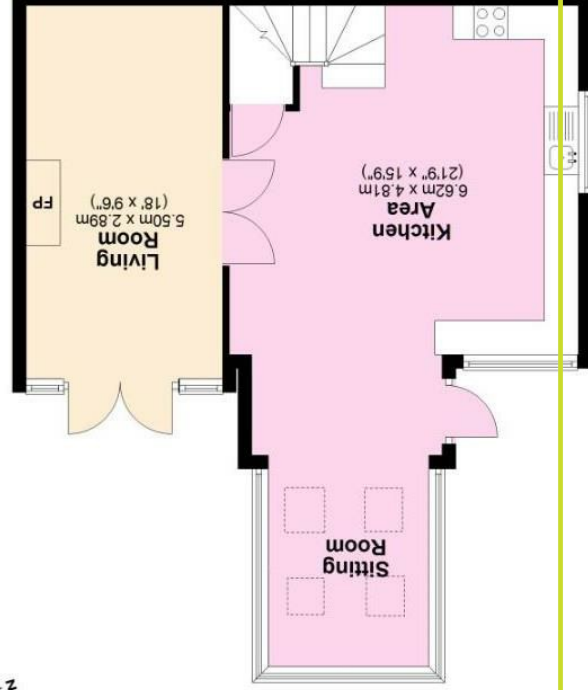
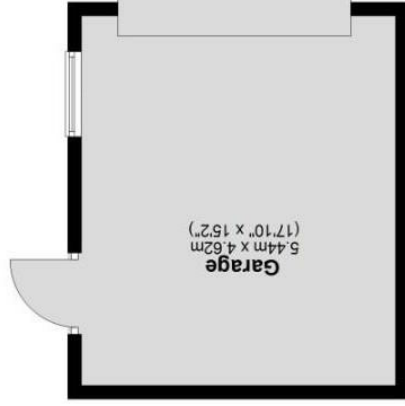




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First Floor  
Approx. 65.6 sq. metres (706.0 sq. feet)



Ground Floor  
Approx. 54.3 sq. metres (584.8 sq. feet)

Total area: approx. 119.9 sq. metres (1290.8 sq. feet)

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 Planlup.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO2 emissions		
Very environmentally friendly - lower CO2 emissions		
Environmental Impact (CO <sub>2</sub> ) Rating		
EPC		
The Property Ombudsman		
naga   propertymark		
PROTECTED		
THE GUILD OF PROPERTY PROFESSIONALS		

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