



# the agent



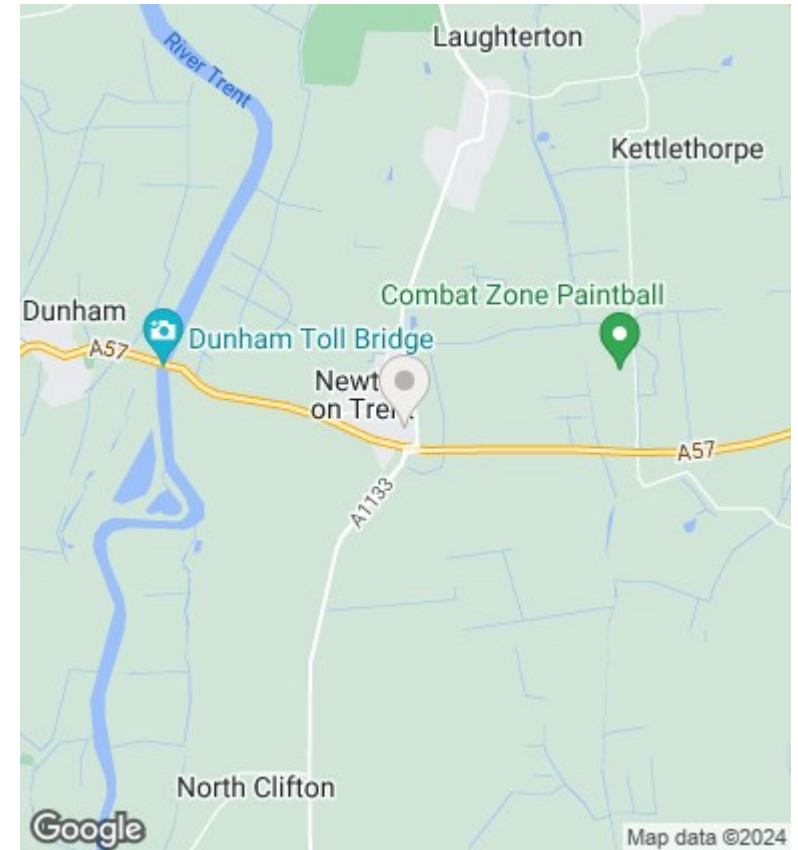
## 61 High Street, Newton-On-Trent, LN1 2JP

Asking Price £450,000

- Four Double Bedrooms
- Two Large Landscaped Gardens
- Exposed Beams and Beautifully Presented
- EPC Rating D
- Three Reception Rooms
- Bathroom and Shower Room
- Two Storage Buildings and Summerhouse
- Newly Fitted Solid wood Kitchen
- Woodburning Fire
- Central Village Location



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using Planity.



## Directions

## Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	