



Ivy Cottage, Gainsborough Road,
Everton, DN10 5BW



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£360,000

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Ivy Cottage is a stunning barn conversion situated in the popular rural village of Everton, well located for accessing the neighbouring towns of Bawtry, Retford & Gainsborough. The property is immaculately presented throughout, with a stunning dining kitchen, lounge, three bedrooms (the main bedroom benefitting from en-suite) as well as a bathroom and downstairs w.c. The property also features gardens to the front and rear aspects, as well as off-road parking facilitated by two covered parking spaces.





DINING KITCHEN

6m x 3.86m (19.7ft x 12.7ft)

The kitchen is entered through a pair of double-glazed French doors and is fitted with a range of Shaker-style base and wall units consisting of cupboards and drawers underneath solid wood work surfaces with matching upstand. Appliances include a 'Bosch' electric oven with grill, microwave oven, 'Fagor' four ring electric hob with extractor hood, an 'Electriq' upright fridge-freezer, 'Electriq' dishwasher and a 'Hoover' washer/dryer. The kitchen also has double-glazed windows to front and rear aspects, as well as a timber effect floor covering, tall column style radiator, ceiling mounted downlights, and television point.



SITTING ROOM

6.85m x 3.86m (22.5ft x 12.7ft)

An excellent-sized reception room with two double-glazed windows to the front aspect, a matching door to the rear aspect, two tall column-style radiators, stairs leading to the first floor, understair cupboard housing an electric consumer unit.



CLOAKROOM

2.06m x 0.95m (6.8ft x 3.1ft)

Double-glazed obscure window to front aspect, low-level dual flush w.c., wash hand basin, tiled floor covering, double panel radiator.

1ST FLOOR-LANDING

5.77m x 0.91m (18.9ft x 3ft)

Double-glazed window to rear aspect, solid timber flooring with recessed lighting.

BEDROOM ONE

3.76m x 2.87m (12.3ft x 9.4ft)

Tall column style radiator, double glazed window to rear aspect, television point, door leading into:

EN-SUITE

3.86m x 0.89m (12.7ft x 2.9ft)

Fully tiled shower enclosure with mains fed shower within, wall mounted wash hand basin, low-level flush w.c., double glazed obscure window to front aspect, timber effect floor covering, chrome ladder style towel radiator.

BEDROOM TWO

3.86m x 2.77m (12.7ft x 9.1ft)

Double glazed windows to front and rear aspects, column style radiator, ceiling mounted downlights, fitted double-doored wardrobe unit with hanging rail and shelving within.

BEDROOM THREE

2.85m x 2.19m (9.4ft x 7.2ft)

Tall column style radiator, double glazed window to front aspect, television point.

BATHROOM

2.75m x 1.54m (9ft x 5.1ft)

Three-piece suite consisting of a panel bath with mains fed deluge shower above, wall mounted wash hand basin, and a low-level dual flush w.c. Fully tiled walls, timber effect laminate floor covering, built-in mirror with television, extractor fan.

GARDENS & GROUNDS

The property is accessed off Gainsborough Road via a shared gravel driveway. This driveway leads to a courtyard area and the covered allocated parking spaces. A further pathway leads to a

gate accessing the front garden, which is laid to lawn and enclosed behind fencing and brick boundary walls. The garden to the rear is also laid to lawn and enclosed behind fencing to all aspects.

TENURE

Freehold

COUNCIL TAX

Band D

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

DISCLAIMER

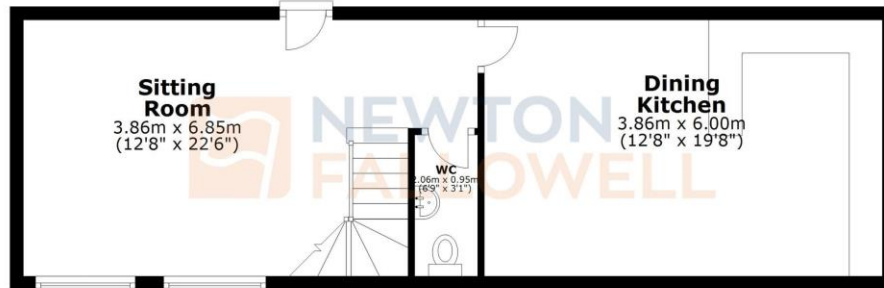
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



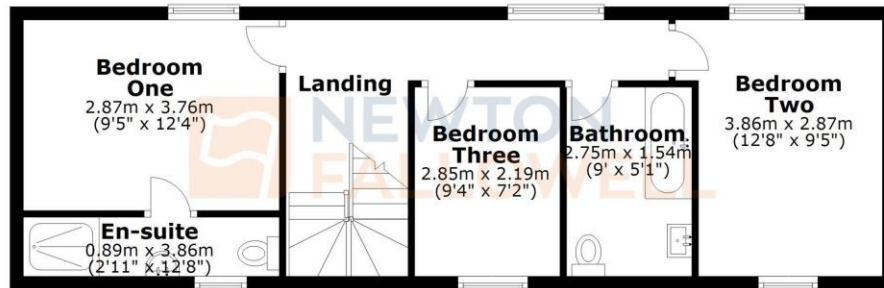


Floorplan

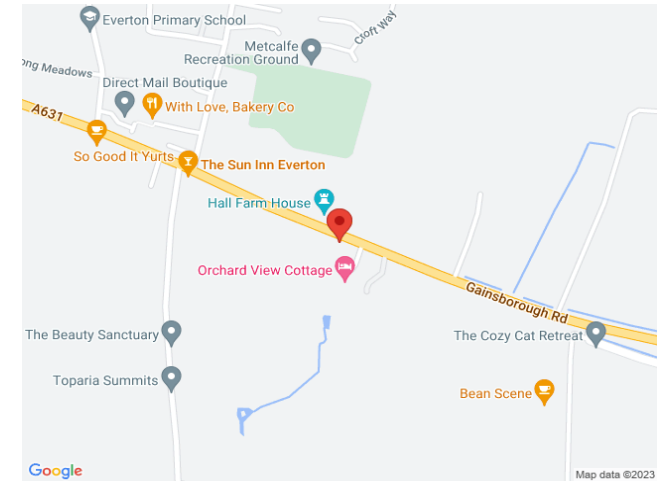
Ground Floor



First Floor



Total area: approx. 98.7 sq. metres (1062.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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