



Low Road, Scrooby DN10 6AG

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Situated in a quiet corner of the village of Scrooby this charming four-bedroom Grade II listed barn conversion offers spacious living accommodation with the added benefits of a landscaped garden to the side and courtyard area to rear with a separate double garage. **VIEWING IS HIGHLY RECOMMENDED!**





DESCRIPTION

Briefly the property comprises entrance hall, lounge diner, study, kitchen, utility room and downstairs cloakroom on the ground floor with four bedrooms, en suite to master and family bathroom to the first floor. Outside is a garden to the side leading to a double garage situated in a block with two parking spaces and a courtyard to the rear. The property also benefits from gas central heating and double glazing.

Scrooby is a village lying 2 miles south of Bawtry and 10 miles north of Retford and both towns have a wealth of amenities including schools, shops, restaurants, and sports facilities. Retford also lies on the east coast main line with fast connections to the capital. The village has a church, village hall, public house and historical connections to the Mayflower Pilgrims.

ACCOMMODATION

The property is accessed from a private drive off Low Road which leads to the barn conversions and garages. Wooden double glazed door with three glass panels leads into:

ENTRANCE HALL

6'11" x 10'0"

Providing access to the lounge diner, study, kitchen and downstairs cloakroom, stairs rising to the first floor accommodation with cupboard under, coat hanger, smoke alarm, wood panel flooring and high ceiling with window to the front over the entrance door.

L SHAPED LOUNGE DINER

18'2" x 22'11" to maximum dimension

With feature brick fireplace housing log burner on a tiled hearth, TV point, wood panel flooring, four wall lights, window to the side elevation overlooking the main garden, two further windows to the opposite side overlooking the courtyard, two radiators.

STUDY

7'6" x 10'2"

Feature wall, coat hanger, shelving, wood panel flooring, window to the front elevation, radiator and double glazed wooden door to the side elevation with glass panel leading out to the main garden.



KITCHEN

10'9" x 12'4"

Wall and base units in grey with complementary work surface, built in Neff cooker and grill, five ring gas hob with extractor fan over, integrated fridge freezer and dishwasher, breakfast unit with cupboards and drawers, one and a half stainless steel sink with mixer tap and tiled splashback, cupboard housing boiler, tiled flooring, spotlights to ceiling, French doors to rear courtyard and radiator.

UTILITY ROOM

6'1" x 5'7"

Wall and base units with complementary work surface, space and plumbing for automatic washing machine and dryer, stainless steel sink with mixer tap and tiled splashback, cupboard housing boiler, tiled flooring, spotlights to ceiling, window to the front elevation and radiator.

DOWNSTAIRS CLOAKROOM

Low level flush w.c., wall wash hand basin with tiled splashback, corner glass shelf, towel holder, window to the front elevation and radiator.



FIRST FLOOR LANDING

10'2" to maximum dimension x 8'7"

Providing access to bedrooms and family bathroom, airing cupboard housing water tank, smoke alarm to ceiling and radiator.

MASTER BEDROOM

11'10" x 11'11"

Built in wardrobe, TV point, wall light, wood panel flooring, three uPVC windows to the side elevation. Door leading into:

EN SUITE

8'5" x 8'3"

Corner shower unit with electric shower, pedestal wash hand basin with tiled splashback and vanity unit over, low level flush w.c., towel radiator, wall light, wood panel flooring, loft hatch and uPVC window to the side elevation.

BEDROOM TWO

13'2" x 11'1"

Vaulted ceiling with beams, loft hatch, window to the rear elevation and radiator.



BEDROOM FOUR

11'3" x 7'10"

Vaulted ceiling with beams, window to the rear elevation and radiator.

BEDROOM THREE

8'8" x 19'6"

Corner wall unit, two velux windows to the ceiling and radiator.

FAMILY BATHROOM

11'9" x 7'8"

Matching white suite comprising panel bath with shower attachment, corner shower unit with electric shower, pedestal sink with tiled splashback, shelf with adjustable mirror over, towel radiator, spotlights to vaulted ceiling with beams, wood panel flooring, window to the front elevation.

EXTERNALLY

To the front of the property are two shale areas with miniature trees and shrubs, steps leading up to the front door, outside lights, space to the side leads round to the rear courtyard. The rear courtyard garden has an arbour terrace and is split into two levels with paving, picket fencing, stone chip beds for plant pots, separate wooden planter, two miniature trees and fencing. The main garden lies to the side of the property and is laid to lawn with stone chip areas, block paved path meandering

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

through the centre, mature borders and hedging, raised bed, summer house and tool shed with power connected, wrought iron climbing flower frame, raised seating area laid to paving and railings with gate leading to the study room door, further wooden gate leads to the garage block.

DOUBLE GARAGE

17'8" x 17'11"

Left side electric door, right side up and over door, power and lighting, roof storage, two parking spaces.

COUNCIL TAX

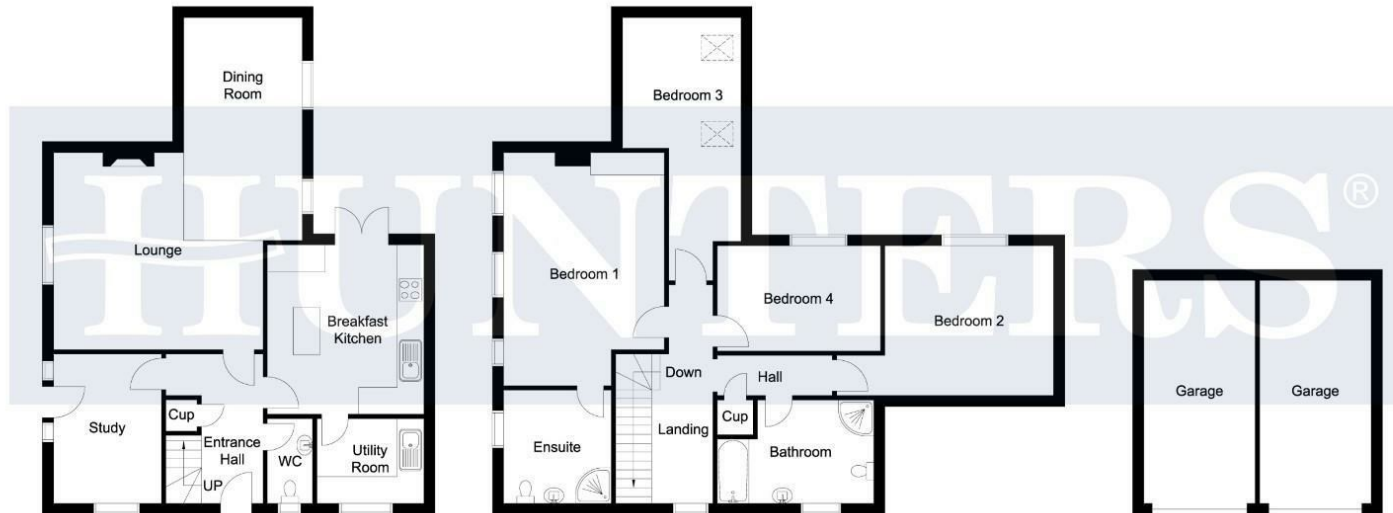
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'E'

TENURE - FREEHOLD

Ground Floor
68 sq m/731.94 sq ft
Approx.

First Floor
81 sq m/871.87 sq ft
Approx.

Outbuilding
26 sq m/279.86 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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