

Chestnut Lane

Barton-in-fabis, Nottingham, NG11 0AE

John 
German





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Offers over £400,000

A truly spectacular home. Thoughtfully extended and modernised over time, beautifully presented throughout, further potential to extend (STPP) with a wonderful size private rear garden, nestled in the heart of a tranquil village.



This property would make an ideal purchase for professional couples or families alike. Barton-in-Fabis is a wonderfully peaceful place with less than 300 occupants (census 2021) however situated within easy access to major conurbations and transport links.

Nottingham City is approximately 15 mins away by car. Nearby Clifton provides a wealth of amenities including supermarkets, shops and leisure facilities while Gotham provides primary schooling as catchment.

Public transport well catered for by on demand bus service and train links from East Midlands Parkway; commuter access to the M1 and A52 is excellent.

Accommodation comprises; three double bedrooms, home office, wet room en-suite, family bathroom, ground floor W.C., lounge and kitchen/dining/family room.

Externally, the property offers a fantastic sized, private wrap-around garden. There is workshop with wood burner and further outbuildings. On street parking is available to the front.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street (potential to create driveway STPP)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank (shared with no.6 – emptied Jan 2024)

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

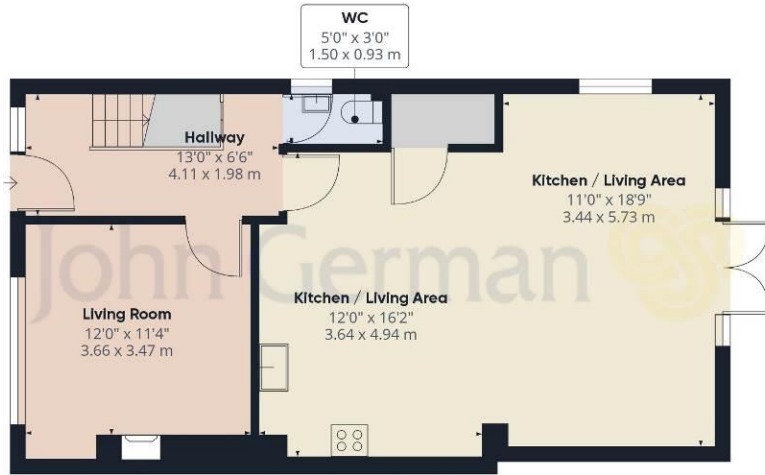
Our Ref: JGA30072024

Outline Planning Approved for Neighbouring Property (19/00412/OUT | Demolition of existing buildings and construction of a 3 dwellings (Outline planning permission with all matters reserved). | Chestnut Farm House Chestnut Lane Barton In Fabis Nottinghamshire NG11 0AE (rushcliffe.gov.uk))

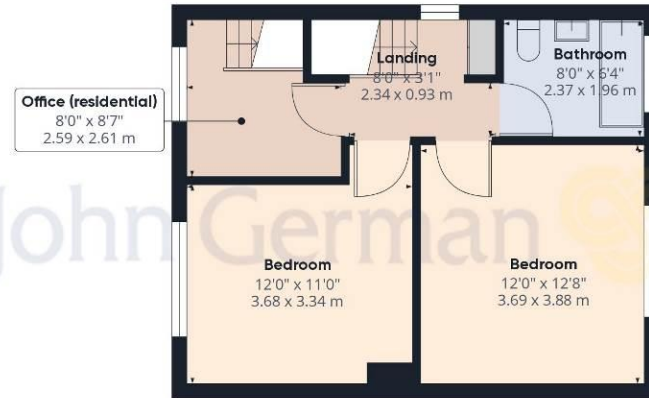
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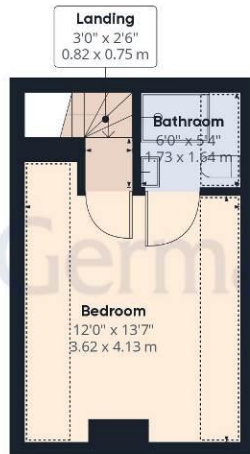




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1481.65 ft²

137.65 m²

Reduced headroom

77.61 ft²

7.21 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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