

Chestnut Lane

Barton-in-Fabis, Nottingham, NG11 0AE

John
German





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Offers In Excess Of £650,000

A well-presented, incredibly spacious home offering approx. 2,050 sq.ft of accommodation (incl. garage) on an excellent sized plot, located in a wonderful village location that is a real hidden gem of Nottinghamshire.



This property would make an ideal purchase for growing or established families.

Barton-in-Fabis is a small village on the outskirts of Nottingham with an exceptional sense of community spirit, 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; four double bedrooms, en-suite, family bathroom, ground floor W.C., lounge, dining room, study/office and kitchen with utility area.

Externally, the property offers a good size plot; the rear garden is the perfect place to relax and unwind after a long day while the frontage is a super place to entertain. The gated driveway ensures a nice degree of privacy and leads to the double garage, which can also be accessed internally.

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

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: Double garage & drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Cesspit (emptied July 2024 cost approx. £405.00)

Heating: Oil fired

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 F

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

Our Ref: JGA/06092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





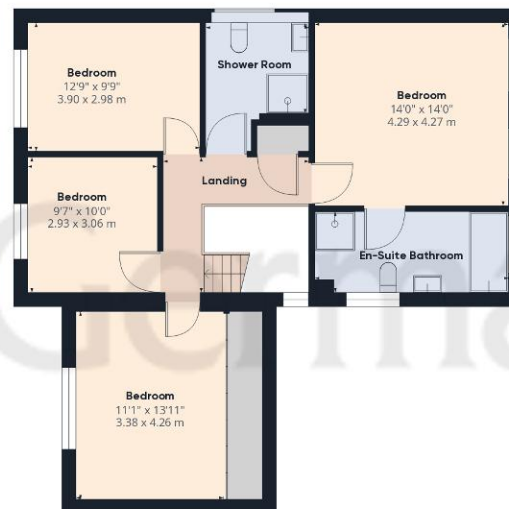


Ground Floor

Approximate total area⁽¹⁾

2053.22 ft²

190.75 m²



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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