



The Granary Sacheverell Grange,  
Barton-In-Fabis, NG11 0AA



# The Granary Sacheverell Grange, Barton-In-Fabis,

NO 11 0 11

\*\*\*ASSISTANCE WITH STAMP DUTY\*\*\*  
\*\*\*CALL FOR APPOINTMENT TO VIEW\*\*\*

SACHEVERELL GRANGE WITH UNOBSTRUCTED COUNTRYSIDE VIEWS, situated in a highly regarded and quaint village location of Barton in Fabis. It is a stunning development by local developer, Hawke Living.

There are five exclusive bespoke family homes on this development, each perfect for any growing family, finished to a high specification throughout! JUST TWO REMAINING!

THE GRANARY enjoys a delightful open plan breakfast room/kitchen with glazed doors opening to the rear garden, a snug area, a separate living room, a study/bedroom, a utility/boot room and a shower room to the ground floor, a master bedroom with a walk-in wardrobe, en-suite and balcony to the first floor along with a second en-suite bedroom, a further bedroom, and a family bathroom.

The property enjoys stunning views of the open countryside. There are many significant extras including HDCCTV, and vehicle charging points, with some optional extras from the developers.

VIEWING HIGHLY RECOMMENDED..... PLEASE CALL FOR MORE DETAILS

Guide Price £700,000





## **Barton-in-Fabis**

Surrounded by beautiful countryside, Barton-in-Fabis is around 6 miles from Nottingham, and is conveniently located within easy reach of East Midlands Airport and East Midlands Parkway train station. The village itself enjoys an excellent community spirit and is home to a popular bistro, a parish church and a village hall.

## **THE GRANARY, SACHEVERELL GRANGE**

### **GROUND FLOOR ACCOMMODATION**

**Entrance Hall**

**Living Room**

**Open Plan Breakfast Room / Kitchen**

**Snug Area**

**Utility / Boot Room**

**Study / Bedroom Five**

**Ground Floor Shower Room**

### **FIRST FLOOR ACCOMMODATION**

**Bedroom One**

**Dressing Room**

**En-Suite**

**Bedroom Two**

**En-Suite**

**Bedroom Three**

**Bedroom Four**

## **Family Bathroom**

### **Additional Information**

The Granary is to include:-

- \* HD CCTV As Standard
- \* Burglar Alarm
- \* Electric Vehicle Point As Standard
- \* Porcelanosa Tiles
- \* Smart Heating
- \* Countryside Views
- \* Choice Of Kitchen

### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



## DISCLAIMER NOTES

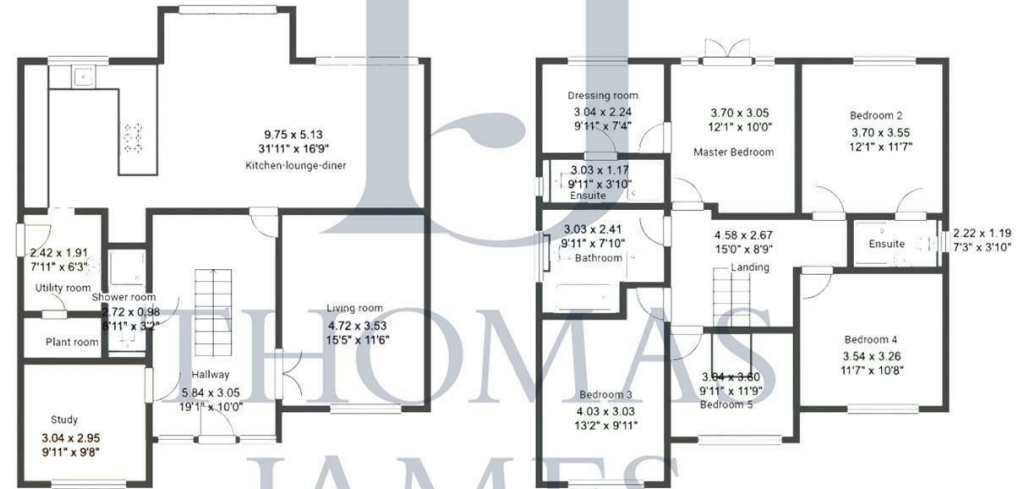
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## MONEY LAUNDERING

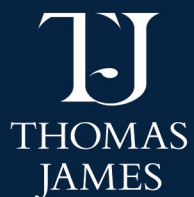
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

