



The Granary Rectory Place,,
Barton-In-Fabis, NG11 0AA

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****NEW PRICE £675,000 - £685,000****

NEW BUILD 5 BEDROOM DETACHED HOUSE - IN A PRIME LOCATION

****LAST AVAILABLE PROPERTY ***** LUXURY LIVING ****

Close to all transport links, East Midlands Parkway train station, East Midlands Airport all within easy access. Excellent road links to M1/M42/A50/

There are three remaining bespoke family homes on this development, each perfect for any growing family, finished to a high specification throughout!

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.

VIEWING HIGHLY RECOMMENDED.

Guide Price £675,000





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

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

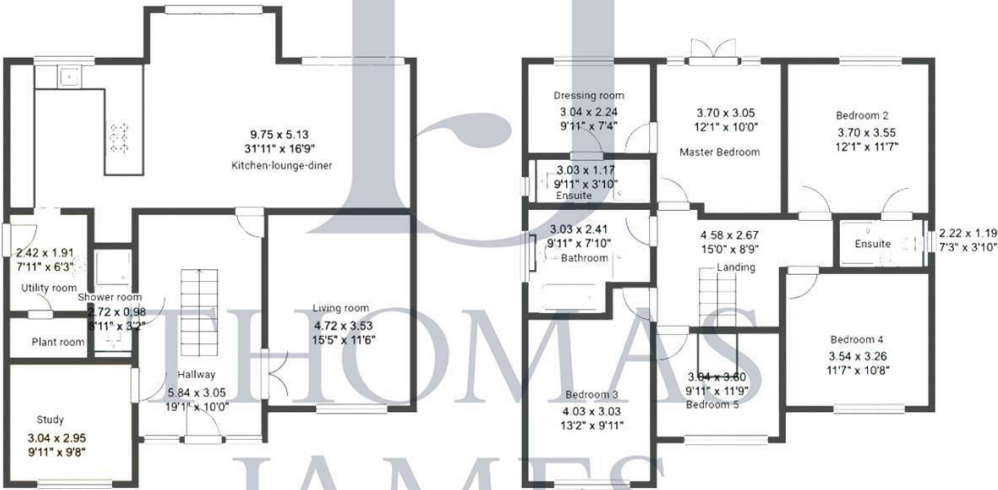
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MONEY LAUNDERING

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) 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		
EU Directive 2002/91/EC		
England & Wales		

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



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.



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