



The Rectory Church Lane,  
Barton-In-Fabis, NG11 0AG



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Nestled in the charming village of Barton-In-Fabis, Nottingham, this exquisite detached house on Church Lane offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The home boasts three elegant reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the sitting room, a lively gathering in the dining area, or a quiet moment in the study, this house caters to all your needs.

With four well-appointed bathrooms, morning routines and guest visits are made effortless, ensuring convenience for all members of the household. The thoughtful layout of the property enhances both privacy and communal living, making it a delightful place to call home.

Set in a picturesque location, the property benefits from the tranquillity of village life while remaining conveniently close to Nottingham's vibrant amenities. This residence is not just a house; it is a sanctuary where comfort meets elegance.

If you are searching for a spacious family home in a serene setting, this property on Church Lane is a must-see. Embrace the opportunity to create lasting memories in this beautiful abode.

Guide Price £1,250,000





## GROUND FLOOR ACCOMODATION

### Entrance Porch

Wood door with original door furniture giving access to the:-

### Vestibule Entrance

Original Edwardian wooden wall paneling dating back to circa.1810, window overlooking the church, bespoke wall lights, cloaks cupboard with hanging space, stairs rising to the first floor, under stairs storage cupboard, door to the:-

### Open Plan Kitchen Dinning Space

Recently fitted Kitchen with a comprehensive range of wall, base, drawer and display units, including a breakfast bar, inset 'Range Master' oven, two sinks both inset within the stunning granite worktops, integrated American double door fridge and draw freezer and dishwasher. Underfloor heating throughout, bespoke tiled flooring, Original oak beams, feature pendant lighting plus wall lights. Window to the rear overlooking the extensive gardens.

The Dinning Space:-

Open access from the kitchen there is a lovely bright dinning living space, with bi fold doors opening into the gardens, windows to the side elevations, ceiling and wall lights, a continuation of the under-floor heating and bespoke floor tiles. Stairs then flow up to the second floor.

Feature radiator, window overlooking the garden, French doors leading to the garden, arch beam leading to a breakfast area.

### Utility Area

Fully fitting with under counter cupboards and a larder unit, granite worktops with an inset sink and drainer. Space and plumbing for a washing machine and tumble dryer.

Radiator, ceiling light points and window to the front elevation.

### Ground Floor Cloaks / WC

Enclosed flush w/c and wall mounted wash hand basin, half tiled walls and tiled floor, ceiling light point.

### Pantry

Fully fitting with under counter cupboards and walled shelving units, granite worktops. window to the front elevation and a ceiling light point.

### Reception Room One

A bright and airy lounge with bay window overlooking the 'Parterre' formal garden, further window overlooking the rear garden, Pine wooden flooring, feature radiator, cozy log burner with white marble surround and slate hearth.

### Reception Room Two

Feature bay window, bespoke wall lighting, Feature log burner with white wooden surround and stone hearth, Oak flooring, two designer radiators and wall lighting

### Office

Window overlooking formal garden, radiator, wall lighting, original open fire place with Victorian surround, built in bookcase and cupboards.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Window overlooking garden, loft hatch to boarded loft spaces

### Master Bedroom Suite

Windows to the front and rear elevations over looking both the rear garden and the church. Original beams, loft hatch, spot lighting open accessing in the:-

### En Suite

Mosaic tiled walls throughout, A free standing bath and a double shower cubical with rainfall shower, a low flush wc, his and hers pedestal wash hand basins, Wall light and spotlights two windows to the rear elevation.





### Inner Hallway

Window to the rear, spot lighting storage cupboard and hidden door giving access to:-

### Bedroom Two

Windows to the side elevations, two velux window, spot lighting and a radiator

### En suite

Fully tiled walls and floor, Double shower cubical with rainfall shower, free standing sink, window to the side elevation, enclosed cistern w/c and spot lighting.

### Bedroom Three

Window overlooking side garden, radiator and ceiling light point and fitted wardrobes

### Family Bathroom

Fully tiled walls and floor, Free standing bath, shower cubical with glazed screen, spot lights, His and Hers sinks set on a vanity unit w/c and window to the side.

### Bedroom Four

Window to the side and rear elevations, radiator, ceiling light point.

### Bedroom Five

Windows overlooking the rear gardens, ceiling light point, radiator

### En suite

Fully tiled walls and floor, Heated towel rail, w/c, freestanding basin, shower cubical with glazed screen and spot lighting.

### OUTSIDE

The property is accessed via electric double gates leading to a generous driveway, providing ample off-road parking for multiple vehicles. This driveway offers direct access to a LARGE DOUBLE GARAGE, complete with power and

lighting, and offers versatile space that could be adapted for use as a gym or games room. Additionally, there is gated pedestrian access to the side and rear garden.

At the rear of the property, the walled garden offers a tranquil retreat, featuring a well-maintained lawn, an ornamental garden, an array of mature shrubs, and established trees. A beautiful water feature further enhances the serene atmosphere of the outdoor space.

### Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,416.46.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.



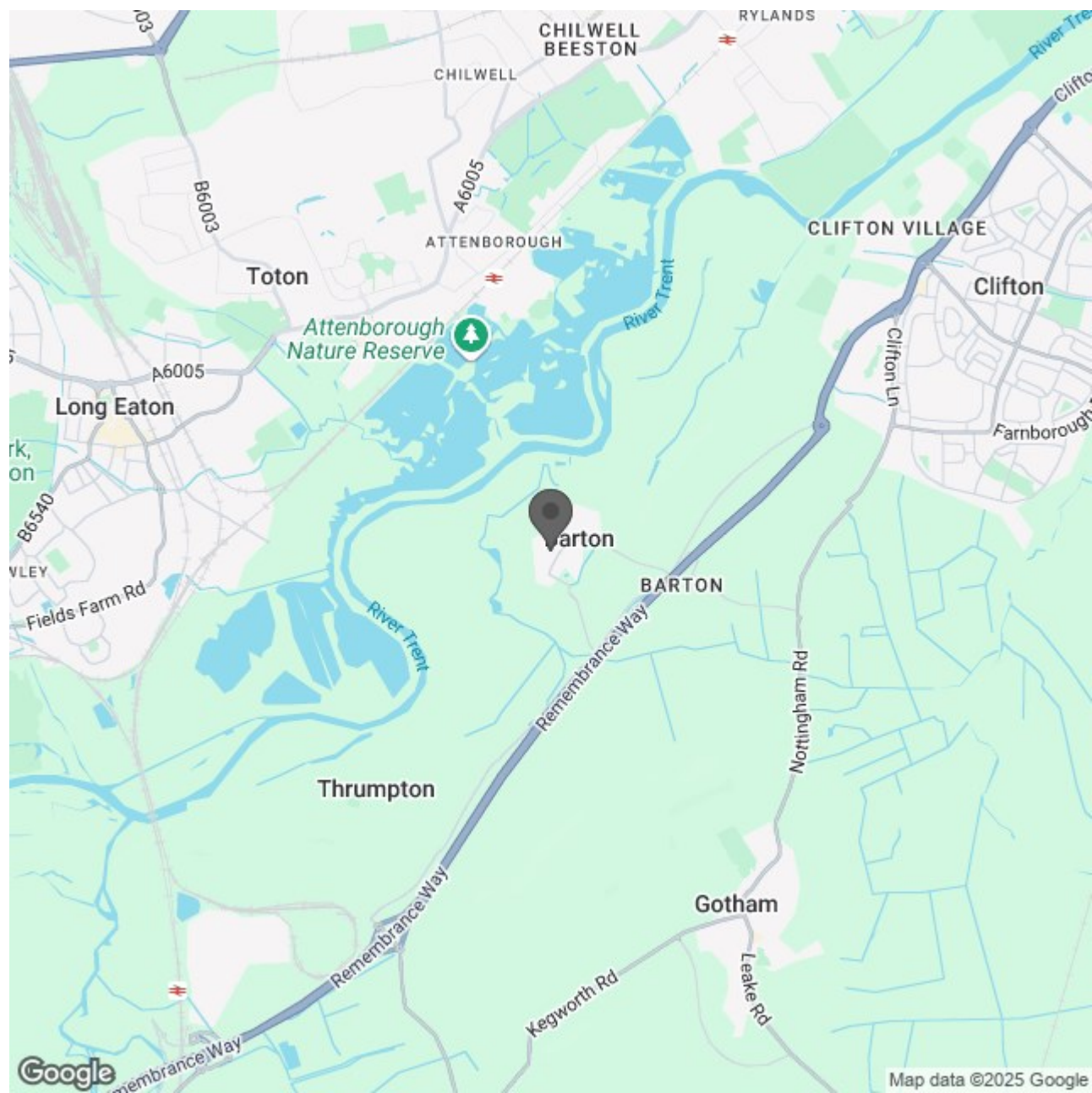












## DISCLAIMER NOTES

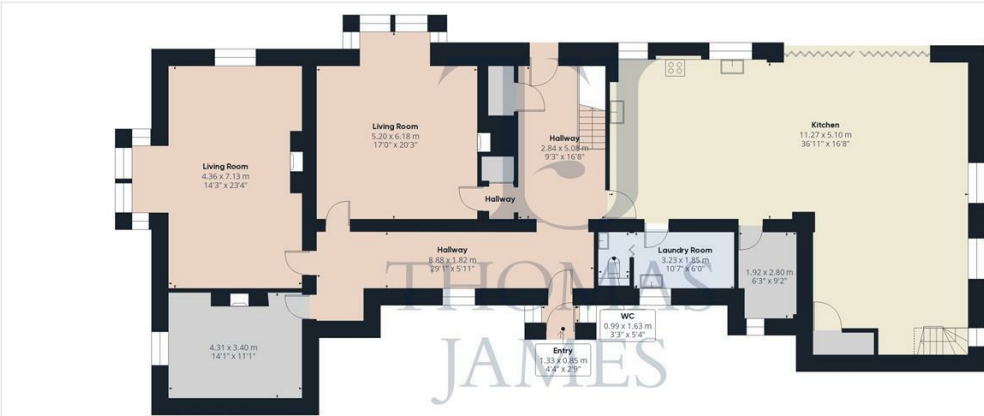
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## MONEY LAUNDERING

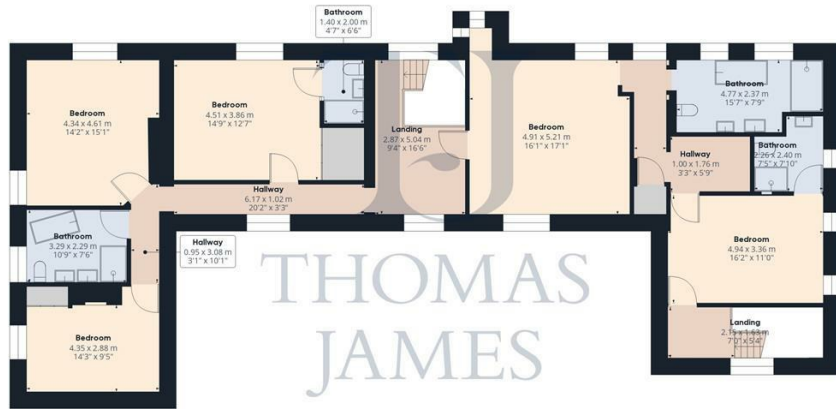
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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) <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		
		79
	67	
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		



Floor 0 Building 1



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Approximate total area<sup>®</sup>

359 m<sup>2</sup>  
3864.22 ft<sup>2</sup>

Reduced headroom

0.82 m<sup>2</sup>  
8.8 ft<sup>2</sup>

(1) Excluding balconies and terraces

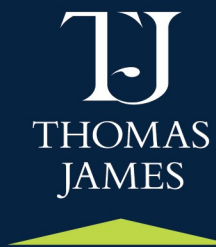
Reduced headroom

Below 1.5 m/5 ft

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.

GIRAFFE360



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