



Sunningdale, 50 Brown Lane,
Barton-In-Fabis, NG11 0AD

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, and in need of modernisation throughout, this detached property is going to make a fabulous family home, in a popular south Nottinghamshire village.

The property provides accommodation including: an entrance hallway, a dual aspect living room with French doors opening to the rear garden, a separate dining room, a kitchen, an inner hallway, a utility room and a wc on the ground floor, with the first floor landing giving access to three bedrooms, the family bathroom, and the separate wc.

There are extensive gardens to the rear of the property, with views over local fields and countryside, a further garden to the front, plus a driveway and integral garage providing off road parking for a number of vehicles.

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.

Viewing is recommended.

Guide Price £565,000





ACCOMMODATION

The glass panelled and timber framed entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage cupboard, a radiator, a ceiling light point, and doors into the living room, the dining room, and the kitchen.

The dual aspect living room has a window to the front, a feature fireplace (with a free standing electric fire), a ceiling light point, a radiator, and French doors opening to the rear garden.

The dining room has windows to the side and rear, a feature open fireplace, a ceiling light point, and a radiator.

The kitchen has a range of wall and base units, with tiling to the splash backs and square edge work surfaces over. There is a stainless steel sink and double drainer unit with a mixer tap over, and a free standing cooker. Windows look over the front and side, there is a ceiling light point, a radiator, a door giving access to the PANTRY, and a door into the inner hallway.

The inner hallway has a storage cupboard, a ceiling light point, doors into the ground floor wc, and the utility room, a personnel door into the garage, and doors opening out to the rear garden, and the driveway at the front.

The ground floor wc is fitted with a low flush wc. There is a window to the side, and a light.

The utility room houses the floor mounted boiler, and has a ceiling light point.

On reaching the first floor, the landing has a large window to the rear, a storage cupboard, lighting, and doors into three bedrooms, the family bathroom, and a separate wc.

Bedroom one is a dual aspect room with windows to the front and rear, a radiator, and a ceiling light point.

Bedroom two has a window to the rear, a radiator, and a ceiling light point.

Bedroom three has a window to the front, built in wooden wardrobes, a radiator, and a ceiling light point.

The family bathroom is fitted with a panelled bath with a shower and glazed screen over, and a pedestal wash hand basin. There is a window to the side, a storage cupboard, a radiator, and a ceiling light point.

Finally, the separate wc is fitted with a low flush wc. There is a window to the front, and a ceiling light point.

OUTSIDE

The driveway at the front of the property provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and lighting connected, a window to the rear, and a personnel door to the inner hallway). The adjacent garden is laid to lawn, with mature shrubs and plants, and established trees. A pathway leads to the entrance door.

There are extensive gardens to the rear of the property, divided into two areas, and overlooking local fields and countryside. The gardens are enclosed by hedged boundaries (in need of attention). There is a large lawned area, mature shrubs, established trees.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,575.78.

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.

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MONEY LAUNDERING

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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		
England & Wales		
EU Directive 2002/91/EC		



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