



The Bungalow 23, Manor Road,  
Barton In Fabis, NG11 0AA

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This detached chalet bungalow provides spacious and versatile accommodation arranged over two floors including: an entrance hall, a lounge with bi-fold doors opening to the rear garden, a dining room, a covered gym area, a kitchen, a utility room, a guest wc, a bathroom and a bedroom on the ground floor, with the first floor landing giving access to two further bedrooms, one of which has a seating area, a dressing room/study, and an en-suite shower room.

Benefiting from gas central heating and double glazing, the property also has a septic tank.

Occupying a good size plot, the property has enclosed gardens to the rear, further gardens to the front, plus a driveway and single garage providing off road parking for a number of vehicles.

The property is situated in the highly regarded village of Barton-in-Fabis. Around 6 miles from Nottingham, Barton-in-Fabis is surrounded by beautiful countryside, and is conveniently located within easy reach of East Midlands Airport and East Midlands Parkway train station.

In need of some renovation and upgrade, this property is offered to the market with no upward chain. A superb opportunity to create a warm and welcoming home.

Guide Price £425,000





## ACCOMMODATION

The composite entrance door, with glazed panels to both sides, opens to the entrance hallway. The entrance hall has stairs rising to the first floor (with a window on the half landing), an under stairs storage cupboard, and doors opening to the lounge, the kitchen, and the ground floor wc.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, built in appliances including a dishwasher, a fridge, a freezer, a microwave, plus a wine cooler, and a Range cooker with an extractor hood over. There is a breakfast bar with storage beneath, two windows to the front, access to the dining room, and an open archway to the utility room.

The utility room has space and plumbing for a washing machine, and space for a tumble dryer. The Ideal Exclusive boiler is housed here, and a door to the pedestrian side to the garage??

The dining room has a window overlooking the rear garden, an open archway into the lounge, and a door opening to a covered gym area.

The covered gym area has space for a hot tub, space for a sauna, and patio doors opening to the rear garden.

The lounge has a log burner, wooden flooring, and bi-fold doors opening to rear garden.

Bedroom one has a window overlooking the rear garden.

The ground floor bathroom has a jacuzzi bath, a shower cubicle, and a wash hand basin with a mixer tap over. There is a window to the side, and tiling to the walls.

The guest wc has a low flush wc, and a wash hand basin. There is a window to the side.

On reaching the first floor, the landing gives access to two further bedrooms.

The first bedroom on this level has goes into the eaves, and has a sloped ceiling and exposed beams.

The next bedroom on this level has a window overlooking the rear garden, a loft access hatch, a seating area, a dressing room/study, and access to an en-suite shower room. The en-suite shower room has a shower cubicle with a rainfall shower, a low flush wc, and a wash hand basin. There is tiled flooring here.

## OUTSIDE

At the front of the property there is a large garden with mature shrubs and hedges, a patio seating area, and steps up to the entrance door.

The circular driveway provides off road parking for a number of vehicles, has a central shrub area, and gives access to the SINGLE GARAGE (with an up and over door, power connected, and a personnel door to the side).

There is a good size garden to the rear of the property which includes a decked seating area, and mature trees. Fully enclosed, the garden has an external tap, and external lighting.

## Council Tax Band

Council Tax Band TBC.

## Referral Arrangement Note

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| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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