



,
Alverton, Nottinghamshire, NG13 9PB



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£470,000

This versatile, spacious, character four bedroom barn conversion is tucked away in the rural village of Alverton, between the busy market towns of Newark and Grantham, with fast railway service to London in just over an hour, and with a range of excellent schools within the area, being in catchment for Orston Primary and Toot Hill Comprehensive. This is the ideal home for the family looking for a country retreat, yet still within striking distance of commuter living. Set over three floors, with large reception rooms, there are a wealth of traditional features with a modern representation to suit contemporary family life. Sitting centrally on its plot with several external areas including lawned garden ideal for children to play and formal entertaining area. EPC Rating E - Freehold. Council Tax Band - E. Oil Central Heating. Not on mains drains.

Entrance

Entrance via double glazed glass front door into Entrance Hall.

Entrance Hall

Solid wood flooring, single panel radiator, sealed unit double glazed window to the front elevation, exposed brick work, inset ceiling spot lights, wood latch and brace doors into Dining Room, Reception Room and Downstairs WC.



Downstairs WC

Fitted with a two piece suite comprising of: traditional Victorian styled WC and wall mounted hand wash basin, ceramic tiled flooring, single panel radiator, double glazed window to the front elevation, tongue and groove panelling to half height and built-in storage cupboard.

Dining Room

13'7" x 10'9" (4.14 x 3.28)

Double glazed French doors leading out to the rear garden, double glazed small feature window to side elevation, single panel radiator, exposed beams, built in display cabinets to alcove, feature open Victorian cast iron fire place set in a ceramic stone hearth with wooden surround and mantle over and having exposed brick work.

Dining Kitchen

10'3" x 19'0" (3.12 x 5.79)

Fitted with a fantastic range of hand made solid wooden base and wall mounted units with granite work surface over, feature Alpha range set into exposed brick chimney breast, inset twin bowl Belfast ceramic sink with traditional style swan neck mixer tap over, natural ceramic tiling to splash back and preparation areas, central ceiling exposed beam, slate flooring, two sets of double glazed full opening French doors to front and side, double glazed window to the side elevation, small double glazed feature window to rear elevation and double panel radiator.

Main Reception Room

19'6" x 18'3" (5.94 x 5.56)

A beautiful light and spacious reception room having contemporary wood effect flooring, double glazed French doors to the front elevation, double glazed window to the front elevation, two single panel radiators, stairs rising to first floor, exposed brickwork, central ceiling exposed beam and feature exposed brick chimney with large multi fuel cast iron burner set on a quarry tiled hearth with wooden beam over, also having inset log storage, television point, inset ceiling spot lights, wall up lighters, solid wood deep skirting and latch and brace door to good sized under stairs storage cupboard and large Dining Kitchen.

First Floor Landing

Inset double glazed skylight window and small feature window to the rear elevation and latch and brace doors to the Master Bedroom and Second Landing.

Second Landing Area

Latch and brace door leading to second landing area, stairs rising to second landing, double panel radiator and latch and brace doors leading to; Family Bathroom, Bedroom Two, Bedroom Three and Bedroom Four.

Master Bedroom

11'7" x 11'5" (3.53 x 3.48)

A light and airy room having feature solid wood double glazed angled window to the side elevation, wall up lights, single panel radiator, solid wooden opening doors to double wardrobe, curved double opening doors to en-suite and door leading through to the walk-in dressing room.

Walk-In Dressing Room

6'4" x 5'3" (1.93 x 1.60)

Having double radiator and fitted hanging rails.



En-suite

6'10" x 6'7" (2.08 x 2.01)

Fitted with a contemporary three piece white suite comprising; large corner shower being fully tiled in a modern mosaic tile, low level WC, wall mounted oval wash basin, inset ceiling spot lights, stainless steel vertical heated towel rail, extractor fan, ceramic tiled flooring, continuation of mosaic tiles to skirting and splash back and double glazed window to the front elevation.

Bedroom Two

14'8" x 11'8" (4.47 x 3.56)

Double glazed window to the rear elevation, single panel radiator, exposed brick work, double glazed feature window to side and built in double wardrobe.

Bedroom Three

14'4" x 8'0" (4.37 x 2.44)

Fitted with a range of wardrobes and draw units with central dressing table to one wall, double glazed window to the front elevation, single panel radiator and exposed brick work.

Bedroom Four

8'1" x 12'2" (2.46 x 3.71)

Double glazed window to the front elevation, single panel radiator and exposed brick work.

Family Bathroom

7'8" x 10'5" (2.34 x 3.18)

Fitted with a contemporary white four piece suite comprising; corner shower with traditional styled mixer shower with large stainless steel rain shower head, traditional styled heritage pedestal wash basin, traditional roll top claw foot bath with central mixer tap and shower attachment, low level WC, inset spot lights, heated towel rail and traditional radiator, natural ceramic tiling to splash back and wet areas, solid wooden flooring, two double glazed sky light windows, exposed beams and exposed brick work.

Second Floor

42'6" x 9'0" (12.95 x 2.74)

Stairs rising to second floor being a good sized versatile room spanning the whole width of the property. Having built in storage cupboards to eaves, two double panel radiators, feature beams, five double glazed skylight windows and door opening to provide access to water tanks.





The Front

Property is approached from an arched entrance onto a gravelled shared driveway providing off street parking for several vehicles. The front garden is laid mainly to lawn, with mature cottage style planted borders, walk through rose cover pergola, crazy paved pathway leading to front entrance, continuation of paving and patio area leading round to the rear garden.

Outside

Access via a pedestrian timber gate to the side garden where the garden is laid mainly to lawn with a flagstone patio area with access from French doors from the Dining Room. The patio then flows to the rear of the property where there is a step up to a large decked area ideal for entertaining and alfresco dining. There is a second timber gate giving pedestrian access to side where there is a further area of garden which has been hard landscaped with an attractive decked area and timber bar and can be accessed via the French doors from the Dining Kitchen.

Garage/Workshop

23'9" x 14'0" (7.24 x 4.27)

Having pitched pantiled roof, light with useful storage in the eaves, timber stable door and further single up and over garage door.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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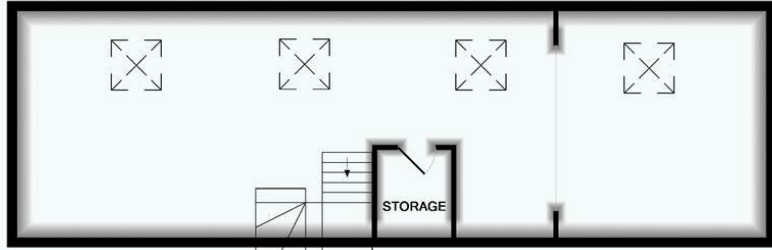
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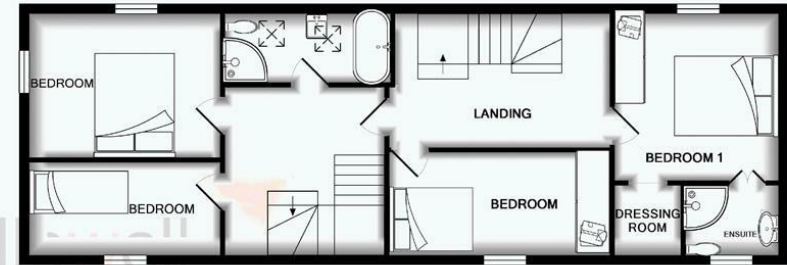




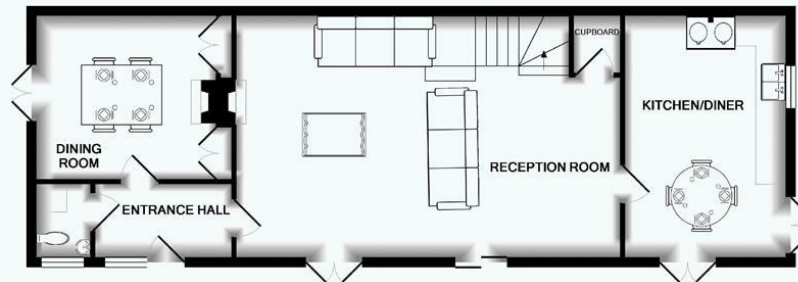
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	68
(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	
England & Wales	
EU Directive 2002/91/EC	



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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