



Sibthorpe, NG23 5PN



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£392,500

- NO CHAIN
- Desirable edge of village location
- Detached family home
- Private unoverlooked garden with stunning panoramic views
- 3 Double bedrooms
- Master bedroom with En-suite
- Double garage
- Driveway with ample parking

Offered to the market is this three bedroom, character filled, detached cottage located on the edge of the quaint Village of Sibthorpe with stunning views over countryside to the rear. Accommodation comprises: Entrance hall, Living room with log burning stove, dining room with log burning stove, breakfast kitchen, ground floor master suite, two double bedrooms and family bathroom to the first floor, timber double garage, timber garden office, landscaped gardens, off street parking and stunning viewing to the rear over countryside. This property was the subject of significant work installing new damp proof course to the ground floor and interior insulation throughout in 2019. EPC Rating - E. Council Tax Band - D. Freehold.



Entrance Hall

Solid wooden front door, Oak flooring, window to the front elevation, latch and brace doors to the Living Room and Dining Room and open to under stairs room with window to the rear elevation.

Living Room

10'3" x 11'6" (3.13 x 3.52)

Continuation of the Oak flooring, windows to the front and rear elevations, beamed ceiling, television point and feature log burning stove with exposed brick chimney breast.

Dining Room

12'7" x 11'1" (3.86 x 3.39)

Continuation of the Oak flooring, window to the front elevation, beamed ceiling, exposed stone wall, latch and brace doors to the Breakfast Kitchen and Stairs and having feature log burning stove with exposed brick chimney breast.

Breakfast Kitchen

10'9" x 12'8" (3.30 x 3.87)

Fitted with a good range of base and wall mounted units with work surface over, breakfast bar, space and plumbing for dishwasher, alcove for fridge freezer, space for range cooker, oil central heating boiler, inset ceramic Belfast style sink, tiled flooring, beamed ceiling, door and window to the Utility Room and step up to Inner Hall.

Utility Room

4'5" x 10'1" (1.36 x 3.08)

Space and plumbing for washing machine and further appliance, door and windows to the rear elevation.

Inner Hall

Built-in storage cupboards, tiled flooring and latch and brace door to the Ground Floor Master Suite.

Ground Floor Master Suite

21'3" max x 9'4" max (6.49 max x 2.87 max)

A run large built-in wardrobes, latch and brace door to the En-Suite, tiled flooring and French doors leading out to the Garden.

En-Suite

Fitted with a three piece suite comprising: W.C., wash basin and walk-in shower cubicle, window to the rear elevation, tiled flooring and stainless steel heated towel rail.

Landing

Window to the rear elevation overlooking the garden and fields beyond, doors to the first floor bedrooms and bathroom and frosted glass balustrade.

Bedroom Two

12'6" max x 11'4" max (3.83 max x 3.47 max)

Window to the rear elevation overlooking the garden and fields beyond.

Bedroom Three

10'5" max x 11'8" max (3.18 max x 3.56 max)

Window to the side elevation and built-in storage.

Bathroom

5'4" x 7'1" (1.65 x 2.17)

Fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over and window to the front elevation.

Timber Garden Office

Light and power and being insulated.

Timber Double Garage

Light and power.



Rear Garden

The private and secluded rear garden enjoys a good sized decked area ideal for entertaining and alfresco dining with beautifully and uninterrupted views over fields, shaped lawn and driveway with timber vehicle gate to the front elevation.

Outside to the Front

There is a further driveway providing off street parking and gravel pathway leading to the entrance.

Agents Note

This property has oil central heating, mains water and electric and is serviced by two septic tanks for drainage.

There is broadband in the area and mobile phone signal

the property was the subject of significant work installing new damp proof course to the ground floor and interior insulation throughout in 2019. This will be reflected in a better EPC rating than is usually associated with a property of this age and type high risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

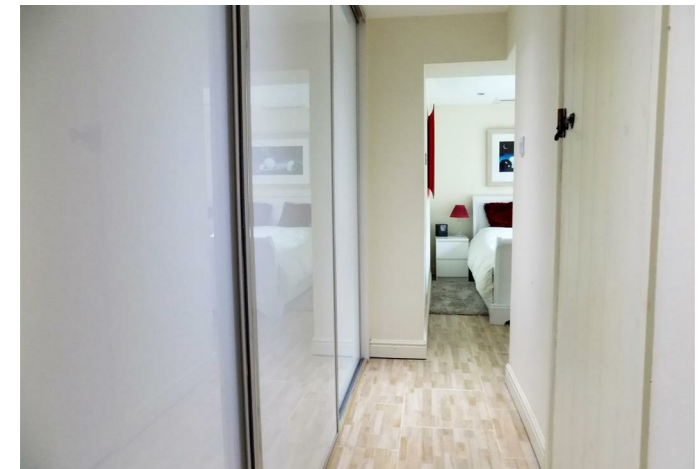
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



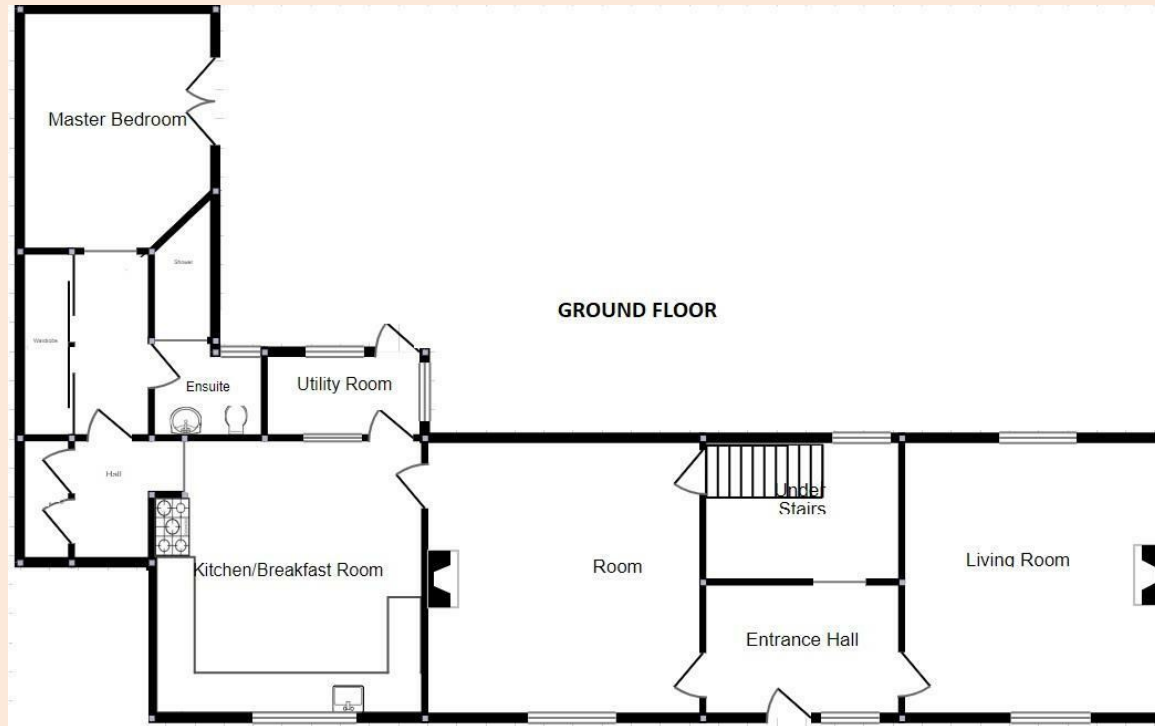




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR



GROUND FLOOR

