



Works Lane,
Barnstone, NG13 9JJ



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35% Shared Ownership £105,000**

Offered to the market is this 35% shared ownership, immaculately presented, Two Double Bedroom Detached Bungalow. Located with the popular Village of Barnstone in the Vale-of-Belvoir with stunning field views to the rear elevation. Accommodation comprises: Entrance Hall, Kitchen Diner, Living Room with views over the landscaped Garden and fields beyond, Two Double Bedrooms, spacious Family Bathroom, Stunning Rear Garden with countryside views and driveway to the front providing off street parking. Council Tax Band – C. EPC Rating – B. Rent £526 per month. Lease 121 Years remaining.

Entrance Hall

A spacious and welcoming reception with composite front door, doors to accommodation, loft hatch and two good sized storage cupboards.



Living Room

13'0" x 14'7" (3.97 x 4.45)

A light and bright Primary Reception Room with uPVC double glazed door and panels to the Rear Garden with beautiful views over the fields beyond, solid wooden flooring and television point.

Kitchen Diner

9'1" max x 17'11" max (2.79 max x 5.48 max)

Fitted with contemporary base and wall mounted units with wood effect roll top work surface over, inset sink and drainer, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, space and plumbing for washing machine, space for fridge freezer, cupboard housing the gas central heating boiler, wood effect flooring and uPVC double glazed windows to the side and front elevations.

Master Bedroom

12'9" x 11'9" (3.89 x 3.59)

UPVC double glazed window to the rear elevation with the attractive views over the Rear Garden and fields beyond.

Bedroom Two

11'9" x 12'0" (3.60 x 3.68)

UPVC double glazed window to the front elevation and television point. The current vendors utilise this room and another sitting room.

Family Bathroom

6'9" x 7'10" (2.06 x 2.41)

Fitted with a modern three piece suite comprising: W.C., wash basin set into a vanity storage unit and panel bath with chrome shower over, heated towel rail, contemporary tiling to wet areas and uPVC double glazed window to the side elevation.

Rear Garden

The Rear Garden has been beautifully landscaped to provide areas for seating, raised planted flower and shrub beds and water feature all with views over fields and there is an area to the side where there is a good sized storage shed and pedestrian access to the front.

Outside to the Front

There is a driveway providing off street parking.

Agents Note

This property is shared ownership and for sale is 35% share

The rent is £526per month which also covers the maintenance to the front of the cul-de-sac

There is 121 years remaining on the lease.

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low 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
Very energy efficient - lower running costs		
(92 plus) A	83	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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