

SUPERIOR HOMES

ROYSTON & LUND



R

Ridge Farm Sutton Lane

Elton | NG13 9LA

Offers In The Region Of £675,000

Royston and Lund are pleased to market this stunning three/four bedroom barn conversion in the village of Elton in the Vale of Belvoir. The property sits on a lovely plot with generous garden space on both sides and has off street parking towards the front for three vehicles, as well as an integral double garage at the rear with further parking space. Located with fantastic transport links for the A52 and the A1.

The property features wooden beam overhead throughout and in brief the property comprises a spacious kitchen diner with space for a range of free standing appliances, lounge with inglenook fireplace and access to a hallway with two double bedrooms & bathroom. From the dining room there is access into a further hallway with downstairs WC, Study/Bedroom4 and stairs that lead to the main bedroom and a shower room.

Towards the front there is space to park three vehicles and secure gated access through and under passage that leads to one side of the garden area that has further parking and a double integral garage. The garden to the left hand side is more low maintenance and features seating areas and is gravelled with a range of mature shrubs and trees. Over the other side there is a generous lawned garden with a further patio area with fenced and hedged boundaries.





- Three/Four Bedroom Barn Conversion
- Exposed Beams
- 1900 SQ/FT
- Generous Garden Space
- Off Street Parking & Double Garage
- Versatile Living Accommodation
- Vale Of Belvoir
- Fantastic Transport Links
- EPC Rating C - Freehold
- Council Tax Band G









R
&L



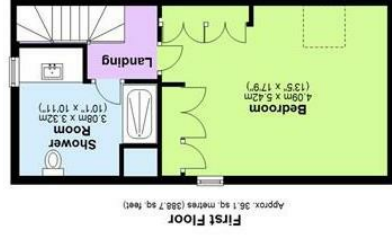
The Vale of Belvoir is a wide shallow valley, a low-lying area in south Nottinghamshire and North Leicestershire. The Vale of Belvoir is an area of fertile agricultural land which has been farmed since the New Stone Age, an area of countryside with small villages such as Langar and Barnestone which are right in the middle of the Vale.

The villages of the Vale of Belvoir are small, often with populations of less than a 1000 people; some are in Nottinghamshire, some are in Leicestershire. The largest towns are towards the north of the Vale: Bingham (population 10,000) and Bottesford (population 3,500). Almost 1000 people live in Langar-cum-Barnstone in some 400 houses.

There are plenty of lovely scenic walks and village pubs to visit such as the Dirty Duck and The Chequers Inn. Elton enjoys easy access into Nottingham, Grantham and Leicester. There is also a wide range of amenities just a 7 minute drive away in Bingham Town Centre.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 181.9 sq. metres (1958.1 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B		(81-91) B
	(69-80) C		(69-80) C
	(55-68) D		(55-68) D
	(39-54) E		(39-54) E
	(21-38) F		(21-38) F
Not energy efficient - higher running costs	(1-20) G	Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	71	Current	71
Potential	79	Potential	79

EPC

