



**The Barn, New Lane, Girton, Newark, NG23
7HY**

Guide Price £365,000

Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

The Barn comprises a detached three bedroomed conversion recently completed and offered with immediate possession available. The property has an enclosed garden, a paddock, electric gated entrance and a long private driveway. Whilst technically a conversion of a former farm building the property is rebuilt with modern standards of insulation and new build standards.

The accommodation provides an impressive 25' reception hall with sitting area, separate sitting room, 19' kitchen with appliances, three double sized bedrooms, two ensuite and a family bathroom. Externally electric gates are set back in an area shared by the adjoining property. The approach then separates to provide a long private driveway to the property. In front of the house is an extensive gravelled parking and turning area and turfed circular feature. The rear garden, enclosed by 2m high fencing and laurel hedging, is turfed and south facing. There are stone paths and a patio.

The property is conveniently situated approximately 3 miles north of Collingham village and here there are a range of facilities including a primary school, a Co-operative store, doctors surgery and a railway station with services to Nottingham and Lincoln. Newark on Trent, a market town, lies on the main East Coast railway line with services to London King's Cross and journey times of just over 75 minutes. Secondary schooling is usually available at Tuxford or Newark. Travelling from Newark on the A1133 New Lane is a right turn a mile or so beyond the sign posted turnings to Girton.

The property is constructed with block walls and rendered elevations under a tiled roof. Windows are double glazed. The property has oil fired central heating with panelled radiators. The following accommodation is provided:

ENTRANCE HALL

25'4 x 5'8 (7.72m x 1.73m)
(plus sitting area 13'8 x 8'10)



Fitted electric fire, provision for a flat screen television, built in broom cupboard and centre opening doors to the lounge, radiator.

LOUNGE

19'9 x 11'2 (6.02m x 3.40m)



Electric fire, provision for a flat screen television, two windows in the front elevation, radiator.

KITCHEN

19' x 13'8 (5.79m x 4.17m)



Grey finished units with cup handles, marble working surface and integrated one and a half sink unit with mixer tap. Integrated hob, oven and top oven, microwave, fridge freezer and dishwasher. There are south facing bifold doors to the garden, Velux roof lights and a gable window, radiator.





The hall extends to provide access to the bedroom accommodation.

BEDROOM ONE

13'7 x 11'5 (4.14m x 3.48m)



Radiator, two windows in the north elevation with views towards woodland.

EN-SUITE

8'3 x 4'2 (2.51m x 1.27m)



5' wide shower with rain shower and hand shower, low suite WC, basin, panelled walls, radiator.

BEDROOM TWO

11'7 x 9'2 (3.53m x 2.79m)

With radiator.

BEDROOM THREE

13'7 x 8'7 (4.14m x 2.62m)



With radiator.

EN-SUITE

8'5 x 5'2 (2.57m x 1.57m)



Shower cubicle, basin, low suite WC, radiator, panelled walls and built in cupboard.

FAMILY BATHROOM



Low suite WC, basin, bath with shower attachment, panelled walls.

OUTSIDE

An electric gate is set back from New Lane providing joint access to this property and the proposed neighbouring barn conversion. From the electric gates a private driveway extends to the property (the second conversion will have

it's own separate driveway). There is an extensive gravelled frontage area with turning space and turfed areas.

Double car port of timber construction.

South facing garden with 2m high fencing and laurel hedging, turfed and extensive paved areas.

The paddock extends to the front of the property with a fenced boundary. There are two good sized sheds in the frontage of the property.

SERVICES

Mains water, electricity are connected to the property. Drainage is by a new private treatment plant. Central heating is oil fired.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

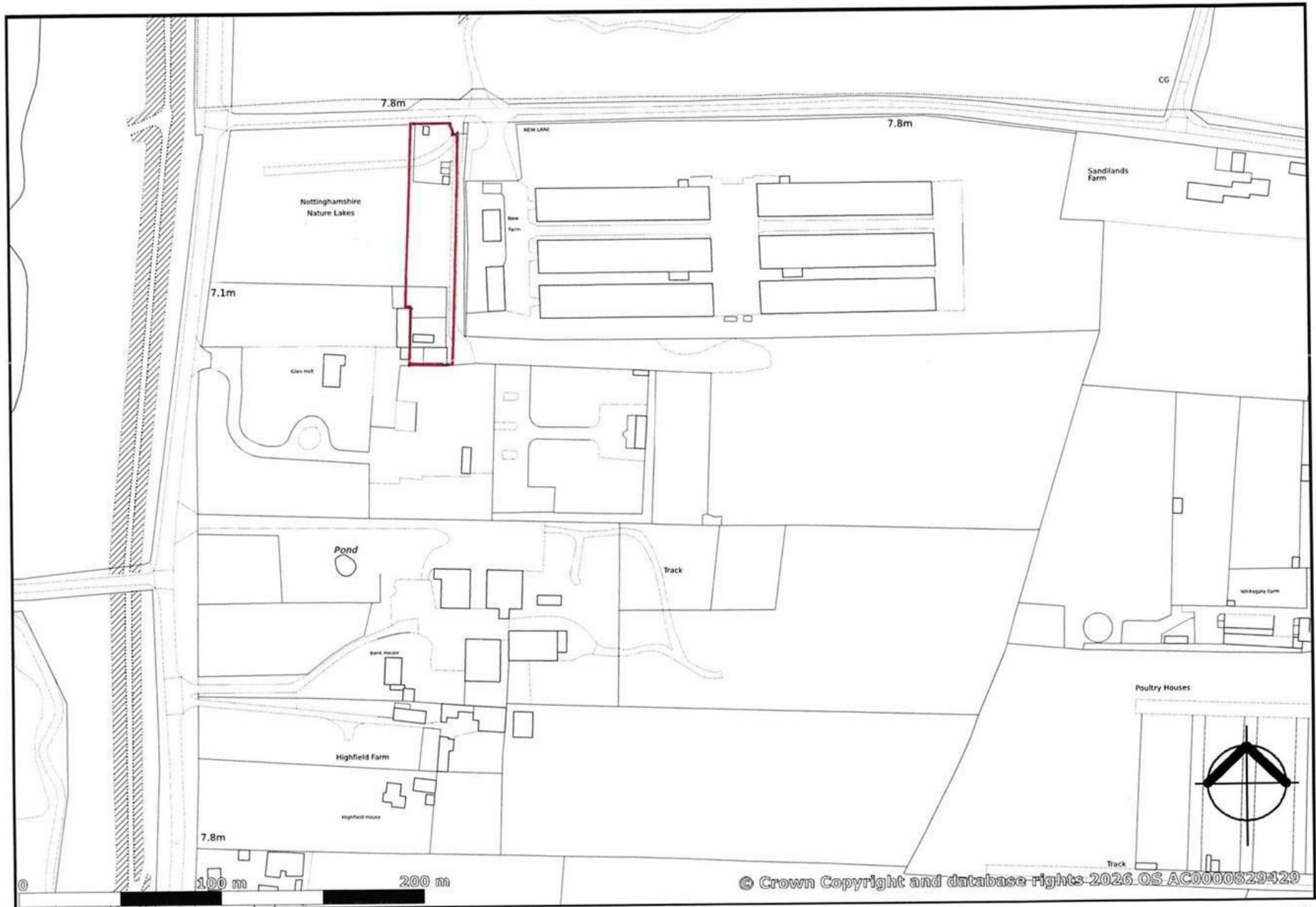
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

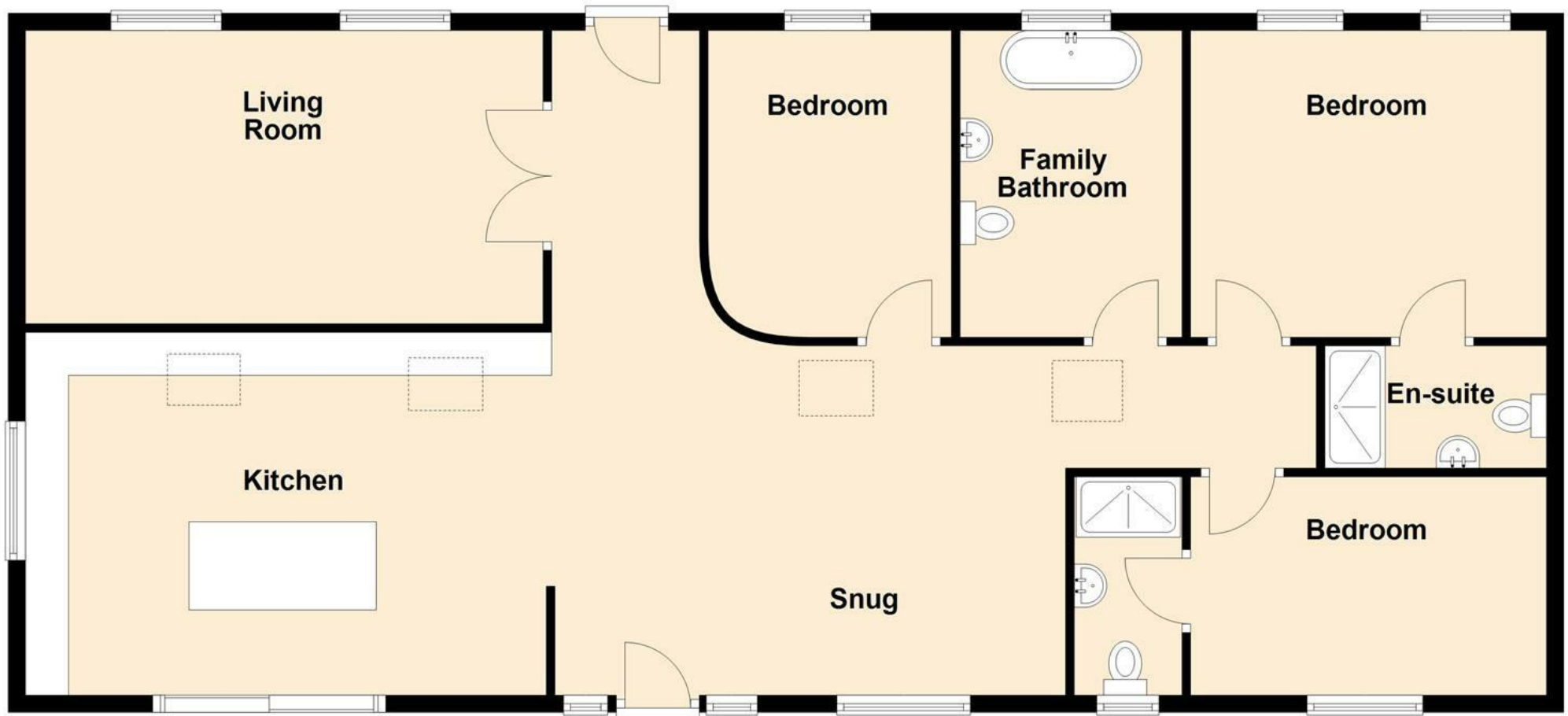
COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.




Floor Plan

Approx. 136.0 sq. metres (1463.7 sq. feet)



Total area: approx. 136.0 sq. metres (1463.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers