



Sycamores
Harby, Nottinghamshire

BROWN & CO



Sycamores, Low Street, Harby, Nottinghamshire, NG23 7EA

Sycamores is an excellently presented and spacious detached period home, beautifully positioned in the heart of the sought-after village of Harby, and complemented by approximately five acres of adjoining paddock land.

The accommodation is both generous and versatile. To the ground floor, the property comprises an inviting entrance hall, living room, dining room, study, breakfast kitchen, sitting room, utility room and shower room. To the first floor, there is a principal bedroom with en-suite, four further well-proportioned bedrooms and a family bathroom.

Externally, Sycamores benefits from a generous driveway, attractive lawns, and direct access to the extensive paddock land, amounting to approximately five acres, making it ideal for those seeking space, privacy and a semi-rural lifestyle within a village setting.



ACCOMMODATION

Ground Floor

Entrance Hall

Entrance door, stairs rising to first floor, radiator.

Living Room

Bay window to front, window to side, fireplace, radiator.

Dining Room

Bay window to front, wooden flooring, radiator.

Study

Window to side, exposed beam, radiator.

Kitchen / Breakfast Room

Windows to side and rear, fitted kitchen with worktops, base and eye level storage units, drainer sink, spaces for appliances including fridge, freezer, dishwasher, exposed beams, radiator.

Sitting Room

Window to side, exposed beam work, radiator.

Utility

Entrance door to side, window to rear, ceramic drainer sink, worktop, base and eye level storage units, space for appliances, further storage cupboard.

Shower Room

Shower cubicle, WC, pedestal wash basin.

First Floor

Landing

Window to side, loft access.

Bedroom One

Window to front, radiator.

En Suite

WC, shower cubicle, wash basin.

Bedroom Two

Window to front, radiator.

Bedroom Three

Windows to side and rear, beam to ceiling, wash basin, radiator.

Bedroom Four

Window to side, storage cupboard, radiator.

Bedroom Five

Window to side, exposed beam, radiator.

Bathroom

Window to rear, shower cubicle, pedestal wash basin, bath, WC, radiator.

Outside

The property has a large driveway providing parking for several vehicles and a good sized enclosed lawned garden. The property also has a paddock of approximately 5 acres with its own separate access.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C



MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT

James Drabble
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Energy performance certificate (EPC)

The Sycamores Low Street Hastley NEWARK NG23 7EA	Energy rating E	Valid until: 2 November 2035
		Certificate number: 2162-3715-8243-1157-7571

Property type: Detached house
Total floor area: 191 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

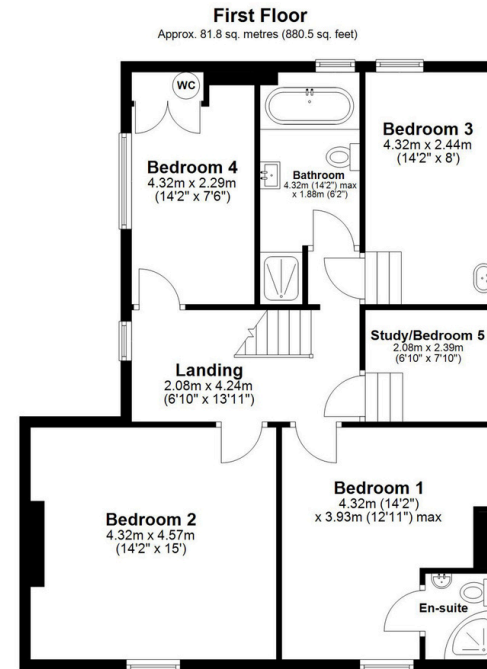
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		







Total area: approx. 185.0 sq. metres (1991.2 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.
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Sycamores, Harby

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Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated

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