



Croft Green, 11 Brown Lane,  
Barton-In-Fabis, NG11 0AD



# Croft Green, 11 Brown Lane, Barton-In-Fabis, NG11 0AD

\*\*\*\* GUIDE PRICE £585,000 - £600,000 \*\*\*\*

This superb detached bungalow provides spacious and versatile accommodation on one level. Well suited to any busy family!

The well presented accommodation includes; an entrance hall, a guest wc, a formal dining area, a bright triple aspect sitting room, a garden room with French doors opening to the gardens, a well appointed kitchen and a utility room, plus four double bedrooms (one with an en-suite shower room, and a sauna), and a fitted bathroom.

The property occupies a good sized corner plot of approximately 0.45 acres and enjoys well maintained gardens which wrap all the way round, plus a large driveway and a double garage providing off road parking for multiple vehicles.

Surrounded by beautiful countryside, Barton-in-Fabis is around 6 miles from Nottingham, and is conveniently located within easy reach of East Midlands Airport and East Midlands Parkway train station.

Viewing is essential!

## Guide Price £585,000





## ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall has doors into the guest wc, and the versatile open plan living space.

The formal dining area has sliding doors leading into the garden room, a door into the kitchen, open access to the sitting room, and access to an inner hallway.

The lounge has French doors opening to the garden, and full height windows to two sides.

Extending to over 24 ft, the bright triple aspect Living Room has windows to three sides, and a feature stone fireplace with inset log burner.

The well appointed kitchen has a range of wall, drawer and base units, a sink and drainer unit, and a range of appliances including a gas hob and an electric oven. Ceiling spot lights and radiator. A door leads from the kitchen, into a utility room, where there are further base units, space for a washing machine, a sink and drainer unit and a door opening to the rear patio area.

From the inner hallway, there are doors into all four double bedrooms, and the family bathroom.

The family bathroom is shared by three bedrooms, while the main bedroom enjoys an ensuite shower and a sauna.

## OUTSIDE

Occupying a good size corner plot of approximately 0.45 acres, the property enjoys well maintained gardens which wrap all the way around. Gated entrance and a mature boundary hedge gives privacy for the property.

There are impressive lawned areas, well stocked shrub borders, raised boarders, a large terraced seating area, and a number of other seating areas set around the plot. The garden always has a sunny aspect! There are two useful stores, and a covered area with a pedestrian door into the DOUBLE GARAGE.

The driveway provides off road parking for multiple vehicles, and in turn gives access the DOUBLE GARAGE. The garage has an electric up and over door, and boiler room

## Council Tax Band

Council Tax Band G. Rushcliffe Borough Council.

Amount Payable 2025/2025 £4,125.91.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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