



Main Street, Thorpe



Guide Price £475,000 to £500,000



Key Features

- Delightful Barn Conversion
- Four Double Bedrooms
- Ensuite, Bathroom & G/F WC
- Large Dual Aspect Lounge
- Stunning Open Plan Living/Dining Kitchen
- Off Street Parking
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





Forming part of a magnificent development completed by a reputable local developer, "The Granary" is a marvellous barn conversion situated in the charming village of Thorpe, which falls close to the A46, giving ease of access to Newark, Lincoln and Nottingham. Having been superbly maintained and improved, this delightful property boasts high quality fixtures and fittings throughout, and oozes charm and character that needs to be appreciated.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, large dual aspect lounge with beamed ceiling, two sets of French doors to both gardens and a feature log burning stove, and the ground floor is completed with an extremely useful utility/pantry and the stunning open plan living/dining kitchen that provides a hub for the home. The kitchen boasts a range of appliances to include two electric ovens, induction hob, dishwasher, washing machine, fridge and freezer. The first floor enjoys a four-piece bathroom suite, and four double bedrooms with the main bedroom having an ensuite shower room and a range of fitted wardrobes.

The barn has a lovely rural situation with deceptive gardens located to the front of the property and a low maintenance garden with gated off-street parking to the rear of the property. The main garden is WEST FACING and has been tastefully landscaped with a generous gravelled area, lawned area and a wonderful variety of plants/shrubs with a mature hedged border. The rear garden is fully gravelled with a raised bed and timber shed. Other features of this home include UPVC double glazing throughout and oil-fired central heating.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 9'1" x 9'0" (2.8m x 2.7m)

Ground Floor WC 8'3" x 5'9" (2.5m x 1.8m)
maximum measurements

Lounge 22'2" x 14'11" (6.8m x 4.5m)

Open Plan Living/Dining Kitchen 32'6" x 15'0" (9.9m x 4.6m)
maximum measurements

Utility/Pantry 7'4" x 7'2" (2.2m x 2.2m)

First Floor Landing

Bedroom One 14'8" x 14'4" (4.5m x 4.4m)
maximum measurements

Ensuite Shower Room 8'2" x 4'1" (2.5m x 1.2m)

Bedroom Two 15'6" x 14'11" (4.7m x 4.5m)
maximum measurements





Bedroom Three 11'3" x 9'8" (3.4m x 2.9m)

Bedroom Four 9'9" x 9'7" (3m x 2.9m)

Bathroom 9'11" x 5'6" (3m x 1.7m)

Agent's Note

There is a shared private driveway servicing the properties.

Services

Oil fired central heating. Mains electricity and water are connected. Drainage by way of a Klargester sewage treatment plant which services four properties.

Agent's Note - Sales Particulars

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, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

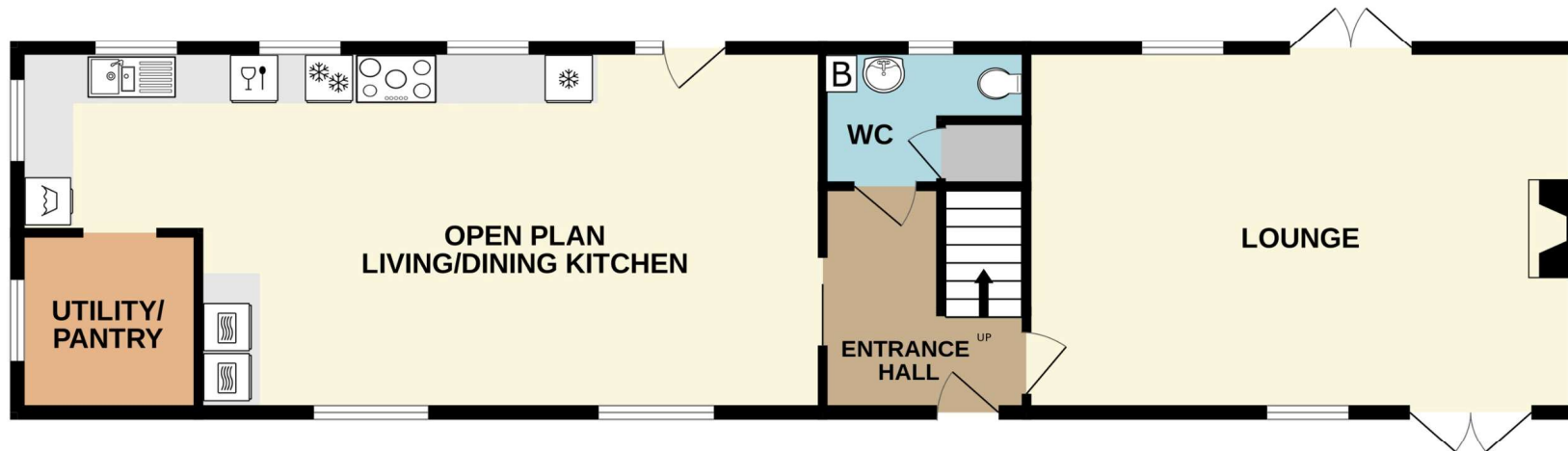
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

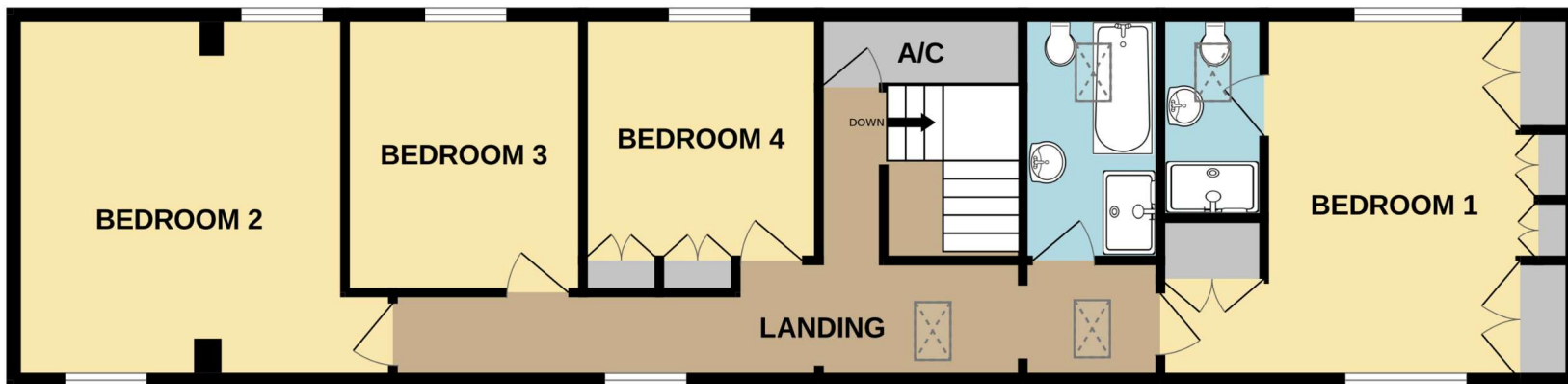


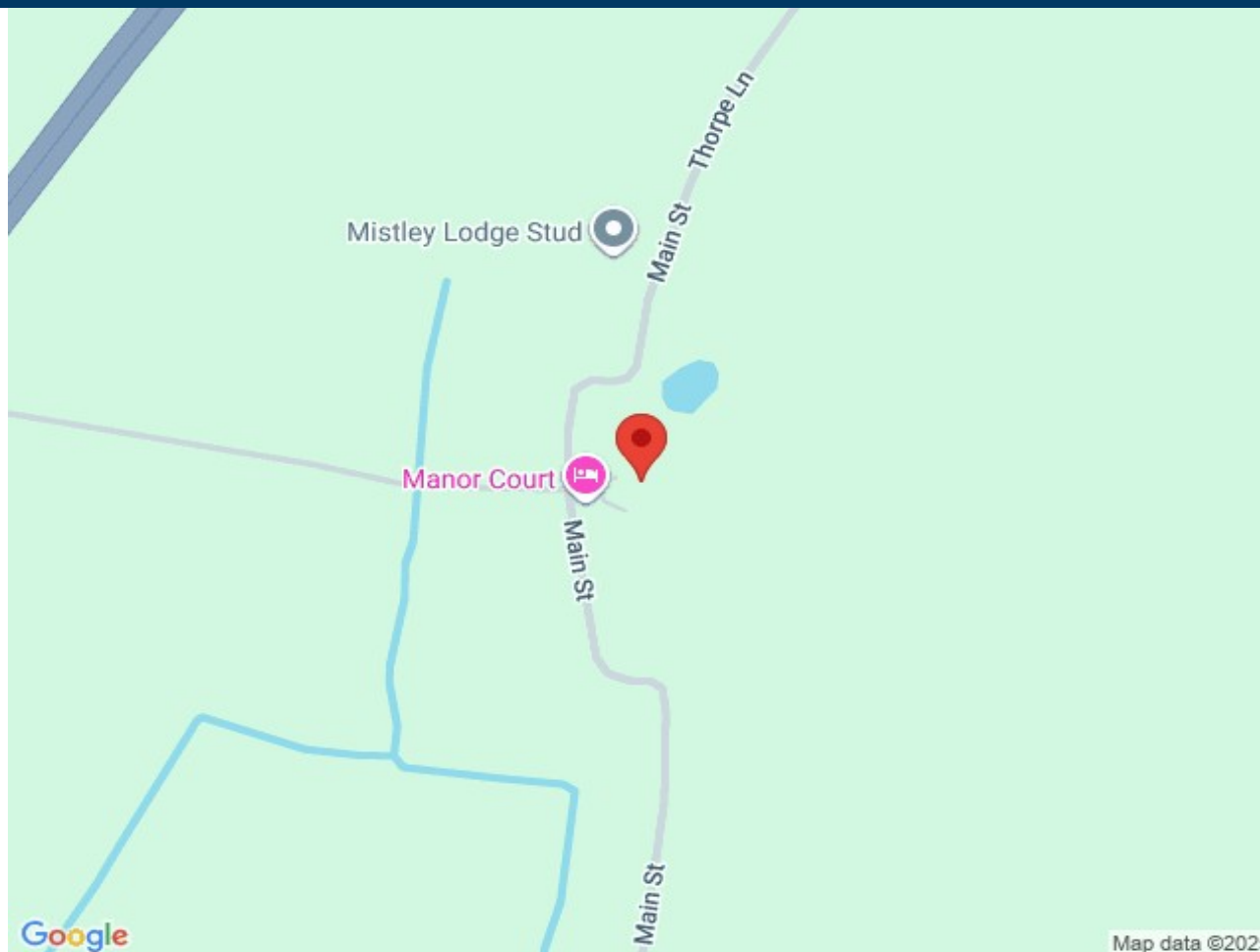


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		