



WEST BARN, LOW STREET, EAST DRAYTON

Offers in the region of £350,000



## WEST BARN, LOW STREET, EAST DRAYTON, RETFORD, NOTTINGHAMSHIRE DN22 0LN

### DESCRIPTION

West Barn is a delightful home, recently constructed in a most appealing barn style and situated within a small grouping of similar high calibre dwellings in this highly regarded village.

The property will suit a number of buyers from families to professional couples, employing a fine specification including double glazing, quality appliances, contemporary sanitary ware and LPG fired central heating including underfloor heating at ground level and conventional radiators at first floor.

The accommodation commences with a bright and airy reception hall having staircase off to galleried landing with oak balustrade. A cloakroom with wc is to one side. The principle reception room is the lounge diner, this is rear aspect and has double doors opening directly to the rear garden. A study / snug is also provided. A particular feature is the living dining kitchen which is generously proportioned hosting a range of two tone units in heritage colours, comprehensive appliances and a generous living dining area. The kitchen also has a door opening into the rear garden. A useful utility room, completes the ground floor. At first floor level accommodation radiates around the galleried landing, both the master bedroom and guest bedroom have contemporary en suite shower rooms, two further bedrooms are provided together with a luxuriously appointed house bathroom.

Outside the property fronts onto the courtyard arrangement, formally Ashleigh Farm and has an adjoining garage and open fronted car barn. To the rear is an enclosed garden.

### LOCATION

The property is situated in the heart of the highly regarded village of East Drayton. The village lies just off the A57 meaning it is ideally placed for accessing the areas excellent transport network. The A57 leads to the A1 at Markham Moor putting the wider motorway network within comfortable driving distance. Both Retford and Newark have mainline railway stations upon the London to Edinburgh intercity link. Leisure amenities and educational facilities, both state and independent, are well catered for. There are a number of local primary schools in the area and Tuxford Academy is nearby, this provides highly demanded secondary education.

### DIRECTIONS

Leave the A1 at Markham Moor taking the A57 signposted Lincoln. After passing by East Markham and just before Darlton turn left signposted East Drayton to enter the village. At the central village crossroads near the Church, turn right onto Low Street proceed a little way along and the property will be found on the right hand side.

### ACCOMMODATION

**RECEPTION HALL** a light and generous entrance to the property with oak balustraded staircase ascending to galleried landing over, oak flooring, understairs storage cupboard, downlighters.



**CLOAKROOM** providing wc and basin

**LOUNGE DINER** 26'3" x 13'0" to 9'4" (8.01m x 3.95m to 2.84m) with glazed double doors and adjacent picture window opening onto paved rear patio, additional rear aspect window.



**STUDY / SNUG** 13'4" x 7'6" (4.06m x 2.30m) front aspect window

**LIVING DINING KITCHEN** 22'8" x 14'6" to 13'3" (6.90m x 4.43m to 4.03m) comprehensively appointed with range of two tone units in heritage colours. Units include central granite topped island. Wood block effect working surfaces with co-ordinating upstands. Comprehensive appliance package including two in built ovens, five burner halogen hob, solid granite splash back, concealed extractor over. Integrated fridge, freezer, dishwasher. 1.5 ceramic sink unit, mood lighting via kick board LED's, external stable type door. Ample dining / living space. Tiled flooring.



**UTILITY ROOM** 10'0" x 6'0" (3.04m x 1.86m) further range of inbuilt units in heritage colours, woodblock effect working surfaces, stainless steel sink unit, plumbing for washing machine, tiled flooring, concealed Worcester Bosch LPG central heating boiler.

## FIRST FLOOR

**GALLERIED LANDING** with oak balustrade, access hatch to roof void, downlighters, front aspect window, radiator.

**MASTER BEDROOM 21'0" x 13'4" to 10'8" (6.40m x 4.06m to 3.26m)** dual aspect, radiators off to



**EN SUITE SHOWER ROOM** with contemporary 1200 showering enclosure, attractive tiling, pedestal wash hand basin and low suite wc, coordinating tiled flooring and chrome towel warmer.

**BEDROOM TWO 13'3" x 10'7" (4.04m x 3.23m)** dimensions include entrance walkway, dual aspect, radiator, off to

**EN SUITE SHOWER ROOM** attractively appointed with quadrant showering enclosure, feature tiling, pedestal wash hand basin, low suite wc, complementing tiled flooring, chrome towel warmer.

**BEDROOM THREE 11'8" x 9'4" (3.54m x 2.86m)** in built cylinder cupboard, radiator

**BEDROOM FOUR 10'9" x 9'3" (3.28m x 2.83m)** rear aspect window, radiator.

**HOUSE BATHROOM** luxuriously appointed in a fine contemporary style with white suite including double ended pedestal bath with mid set bath shower mixer, generous quadrant showering enclosure with contemporary tiling, pedestal wash hand basin, low suite wc. Further tiling around remaining fittings and coordinating tiled flooring. Chrome towel warmer.



## OUTSIDE

The property enjoys a central position within the village forming one of a small group of properties on the original Ashleigh Farm site.

A shared driveway sweeps off Low Street to the **attached garage 18'6" x 10'7" (5.64m x 3.23m)** with up and over door, personal door and adjacent **car barn 18'6" x 10'7" (5.64m x 3.23m)**, having underdrawn plastered ceiling with light and power.

At the rear of the property there is an enclosed garden laid to lawn with raised shrubbery. A paved patio leads directly off the lounge diner and there is a personal door into the garage.



## GENERAL REMARKS and STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion.

**Council Tax:** We are advised by Bassetlaw District Council that this property is in Band F

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

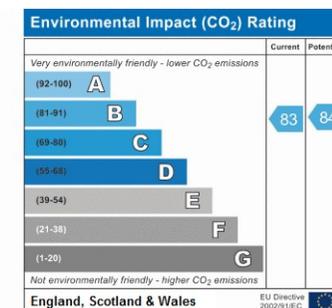
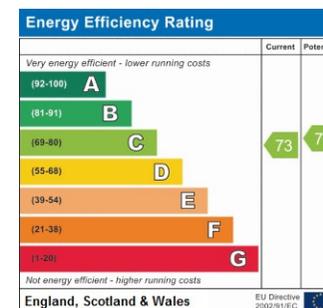
**Agents Note:** Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

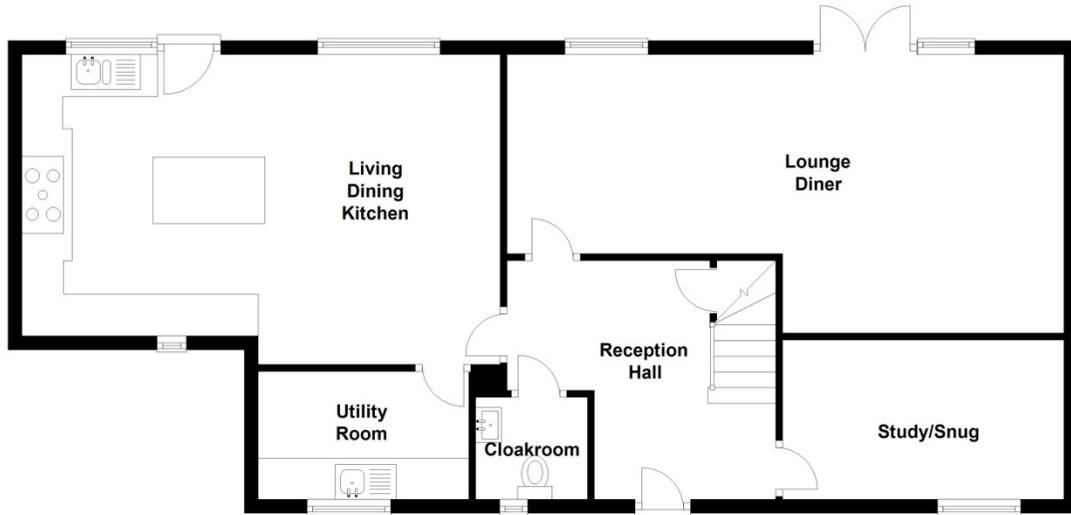
**Surveys:** We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in October 2017

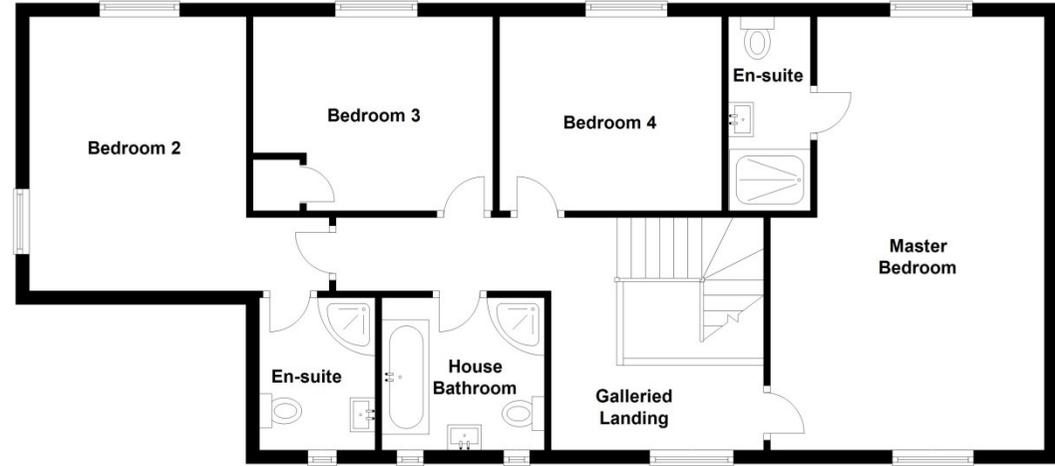




**Ground Floor**



**First Floor**



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