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THE LIMES, GREAT NORTH ROAD, BARNBY MOOR

£380,000

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THE LIMES, GREAT NORTH ROAD, BARNBY MOOR, RETFORD, NOTTINGHAMSHIRE, DN22 8QS

DESCRIPTION

The Limes is a luxuriously appointed modern detached house offering generously proportioned accommodation over three floors. The kitchen has been refitted with an extensive range of hand painted Scottwood handcrafted units with granite surfaces and integrated appliances. The property has been further improved and extended by converting the loft into a superb master bedroom suite; three of the five bedrooms have en-suite facilities. The accommodation briefly comprises a reception hall, cloakroom, open plan sitting room and dining room, snug, conservatory and kitchen on the ground floor; four bedrooms, two with en-suite facilities, and a further bathroom on the first floor with the luxury master suite on the second floor.

There are gardens, off road parking for several cars and a detached double garage with electrically operated garage door.

LOCATION

Barnby Moor is synonymous with the well-known quality hotel of Ye Olde Bell, with recently opened spa. The facilities of Retford are a short car journey to the south and Bawtry lies to the north. Doncaster, Sheffield and the South Yorkshire conurbation are within comfortable commuting distance. The A1M lies to the west from which the wider motorway network is available. Kings Cross from Retford rail station is approx. 1 hr 30 minutes. Air travel is catered for by Doncaster Sheffield and Nottingham East Midlands International Airports. Leisure amenities and educational facilities (both state and independent) are also readily available within this locality.

DIRECTIONS

Leaving Retford market square via Bridgegate at the roundabout take the second exit onto the A638 leaving the town northwards signposted Bawtry. After approximately 2.5 miles approach Barnby Moor where the property will be the first building on your right across from the White Horse.

ACCOMMODATION

RECEPTION HALL A panelled entrance door with glazed over light opens into the reception hall, with accent wall light point, staircase rising to the first floor, under stairs storage cupboard, coving to ceiling, radiator and double doors opening into the:

OPEN PLAN SITTING ROOM & DINING ROOM 29'2" x 14'6" (8.89m x 4.42m) - The Sitting Room provides a gas stove set within a stone minster style fire surround and hearth, side facing window, accent wall light points, coving, radiator, French doors to the conservatory and an opening through into the Dining Room.



DINING ROOM offers a front facing window, coving, radiator and accent wall light points.

CONSERVATORY 10'0" x 10'0" (3.05m x 3.05m) With UPVC sealed unit double glazed set over a dwarf brick wall, with French doors to the rear garden and tiled flooring with electric under floor heating.



SNUG 10'11" x 11'2" (3.33m x 3.40m) Having a front facing window, coving, accent wall light points and a radiator.

KITCHEN 18'1" x 11'11" (5.51m x 3.63m) Fitted with an extensive range of hand painted units by Scottwood Handmade Kitchens, cupboards and drawers with granite work surface and tiled splash backs over, one and a half bowl stainless steel sink with mixer tap, Britannia range cooker within recess with flanking cupboards and built-in extractor hood over, integrated fridge, separate freezer, dishwasher and concealed housing for automatic washing machine and tumble dryer, matching wall cupboards with built-in wine racks and housing for microwave, separate matching dresser style unit, tiled floor, half glazed rear door, recessed spotlights, coving and a radiator.



CLOAKROOM - Two piece suite comprising a close coupled WC, corner wash hand basin with cupboard beneath, tiled walls and flooring.

FIRST FLOOR LANDING - With the staircase continuing to the second floor, built-in airing cupboard with factory insulated hot water cylinder and immersion heater, coving to ceiling, down lights and an arched window to the side elevation.

BEDROOM TWO 14'4" x 12'4" (4.37m x 3.76m) Having two built-in wardrobes with hanging and shelving space, rear facing window, radiator, coving to ceiling and down lights.



EN SUITE SHOWER ROOM - Luxury walk-in shower, wash hand basin with marble topped cupboard beneath, high level WC, fully tiled floor and walls, extractor fan, chrome heated towel rail and rear facing window.

BEDROOM THREE 14'5" x 10'2" (4.39m x 3.10m) With a front facing window, built-in wardrobe, coving, down lights and a radiator.

EN SUITE BATHROOM - Suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC, fully tiled floor and walls, extractor fan, shaver point, heated towel rail and side facing window.

BEDROOM FOUR 11'0" x 10'2" (3.35m x 3.10m) Having a front facing window, coving, down lights and a radiator.

BEDROOM FIVE 11'5" x 9'2" (3.48m x 2.79m) With a window to the rear, coving, down lights and a radiator.

FAMILY BATHROOM - Comprising of a suite which includes a luxury roll top bath with chrome Victorian style mixer shower attachment, high level WC, pedestal wash hand basin and bidet, tiled flooring and walls, shaver point, chrome towel rail and a window to the front.



SECOND FLOOR LANDING - Having twin built-in wardrobes with hanging space, side facing window and coving to the ceiling.

MASTER SUITE 16'8" x 14'0" (5.08m x 4.27m) With two front facing dormer windows, three rear facing Velux windows, two built-in wardrobes with hanging space, down lights and a radiator.



EN SUITE SHOWER ROOM - Suite comprising of a luxury slipper bath with chrome Victorian style mixer shower attachment, corner shower with mains fed shower, low level WC and wash hand basin with cupboard beneath, down lights, heated towel rail, extractor fan, Velux window and tiled flooring and walls.

OUTSIDE

GARAGE 17'5" x 17'0" (5.31m x 5.18m) Twin matching electric gates open to a driveway to the side of the house leading to parking space for several cars at the rear and giving access to the detached double garage with electrically operated up and over door, power and lighting.

In the garden there is low brick wall with railings over to the front boundary, with an ironwork gate opening to a block paved pathway leading to the front door with outside lighting. To the rear is a lawn enclosed by wall and fencing, with a shrubbery and a decked patio dining area. There are coach lights to the garage and rear of the house.

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.

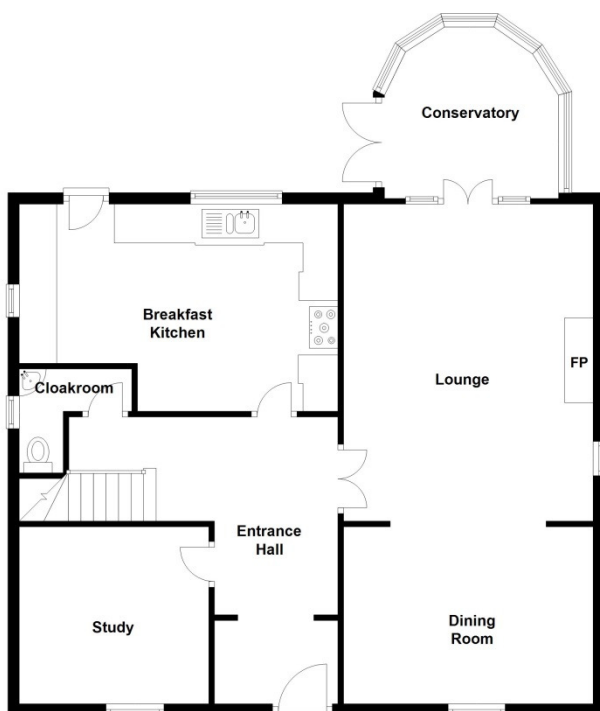
These particulars were prepared in January 2018.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
74	81
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
71	78
EU Directive 2002/91/EC	
England, Scotland & Wales	



Ground Floor



First Floor



Second Floor



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