



Shelton, NG23 5JQ





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£295,000

Offered to the market is this beautiful Barn Conversion, located just outside the village of Shelton with accommodation comprising: Entrance hall, stunning Primary Reception room with vaulted ceiling, exposed brick chimney with log burning stove and feature arched restored former feeding troughs, solid wooden Kitchen with stable door to the Rear Courtyard, contemporary four piece Bathroom suite, Two Double Bedrooms, Loft Space, South facing Courtyard Garden and Driveway providing off street parking. EPC Rating – D. Council Tax Band – C. Freehold. Possible No Upward Chain.





### Entrance

Solid wooden front door into Entrance Hall.

### Entrance Hall

A welcoming reception having tiled flooring in the entrance area, leading through into the Inner Hall with Oak flooring, built in cupboard and wooden doors to accommodation.

### Living Dining Room

21'3" max x 14'4" max (6.48m max x 4.39m max)

A spacious and character filled primary reception room, having vaulted ceiling with exposed timber purlins, internal brick work with focal point to the room being attractive exposed brick chimney breast with raised slate hearth, inset solid fuel stove and alcoves to the side. attractive arched former feeding troughs with exposed brick fronts and slate tops and sills, sealed unit double glazed window to the rear and UPVC double glazed windows to the front elevation.

### Kitchen

14'7" x 8'2" (4.45m x 2.49m)

Fitted with a good range of solid wooden wall, base and drawer units with work surface over, ceramic Belfast style sink, electric ceramic hob with fan assisted oven beneath, plumbing for dishwasher, washing machine, space for free standing fridge freezer, oil fired central heating boiler, inset downlighters to the ceiling, tiled floor and window and wooden stable door leading into the Rear Garden.

### Bathroom

Fitted with a four piece contemporary suite comprising: panelled bath with chrome mixer tap and stone tiled splash backs, separate large shower enclosure with glass sliding screen and wall mounted shower mixer with shower over, pedestal washbasin with chrome taps and period style high flush WC, contemporary towel radiator, inset downlighters to the ceiling and UPVC double glazed window to the front elevation with attractive stone tiled sill.

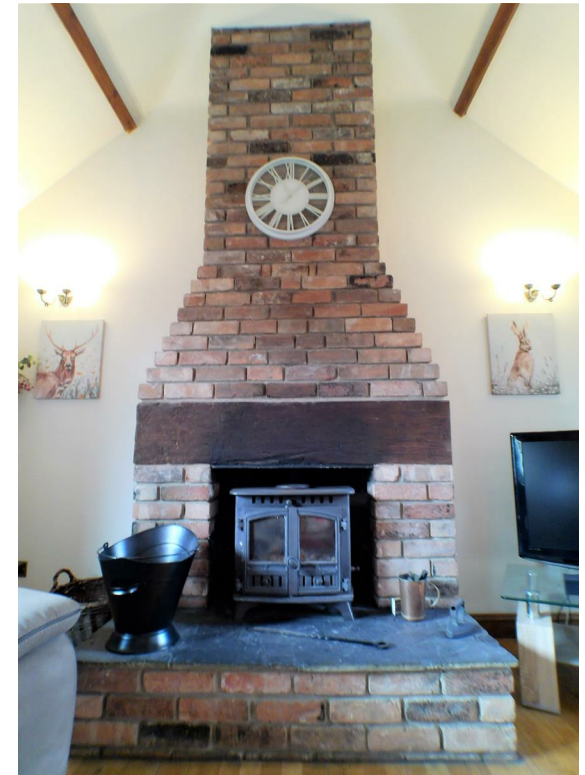
### Inner Hall

Oak flooring, wall mounted cupboard housing electrical consumer unit, wooden doors to accommodation and sealed unit double glazed window to the side elevation.

### Bedroom One

13'1" x 10'2" (3.99m x 3.12m)

UPVC double glazed window.



### Bedroom Two

10'5" x 9'6" (3.18m x 2.92m)

Another good sized double bedroom having access to loft space above and UPVC double glazed window.

### Loft Space

There is a built-in loft ladder accessing the boarded loft area.

### Outside

Located just outside the village of Shelton, this property is accessed by a shared, block paved and graveled entrance which leads to a private, paved driveway providing off street parking and pathway leading to the front door. To the rear of the property is an enclosed, south facing cottage styled courtyard garden with brick walls, wooden entrance gate and wall continuing along the side boundary. Patio areas include a block paved area with brick edged borders and a further seating area beneath and a timber pergola and an enclosed area housing the oil tank.

### Agents Note

This property has oil central heating,  
There is broadband in the area and mobile phone signal.

Medium low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>







### Money Laundering Regulations

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

### Note

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 and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



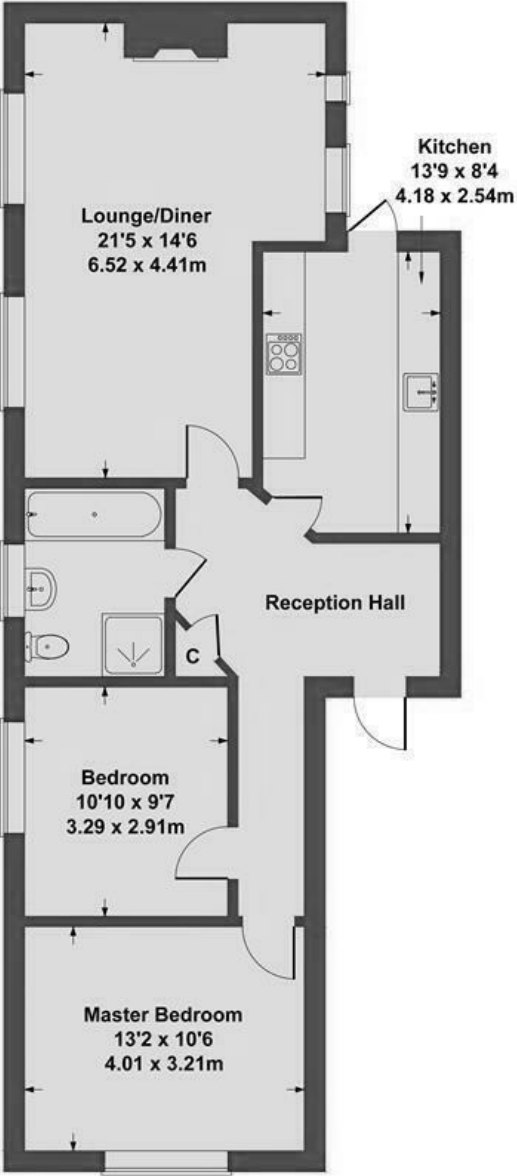






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area  
840 sq ft - 78 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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