



14 Rectory Place,  
Barton-In-Fabis, NG11 0AL

TJ  
THOMAS  
JAMES



# 14 Rectory Place, Barton-In-Fabis, NG11 0AL

\*\*\*GUIDE PRICE £450,000 - £475,000\*\*\*

This spacious detached bungalow provides well presented accommodation including; an entrance hall, a lounge, a fitted kitchen with a range of integrated appliances, a conservatory with French doors opening to the garden, three bedrooms (one with a dressing room, an en-suite shower room, and further French doors opening to the garden), and a modern bathroom.

Benefiting from gas central heating and double glazing, the property has an attractive low maintenance garden to the rear, a block paved driveway to the front, plus a car port and single 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 highly recommended. Sold with No Upward Chain

Guide Price £450,000







## ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has ceiling spot lights, tiled flooring, sliding doors opening to a cloaks cupboard (with clothes hanging rails), and doors opening into the lounge, the kitchen, all three bedrooms, and the family bathroom.

The lounge has a large bay window to the front, ceiling spot lights, a radiator, and a feature log burner style fire set into the wall, with a beam over, air conditioning with warm and cool blow features.

The kitchen has a range of wall and base units, with tiled splash backs and square edge quartz work surfaces over. There is a one and a half bowl composite sink and drainer unit with a chrome mixer tap over, integrated appliances including: a washing machine, a dishwasher, and a fridge/freezer, plus a built in oven, microwave, and five ring gas hob with an extractor hood over. A window overlooks the conservatory, there is a breakfast bar area, ceiling spot lights, and a door opening into the conservatory.

Of UPVC construction, the conservatory has tiled flooring, ceiling fans, electric, power and lighting, a pedestrian door into the car port, and French doors opening to the rear garden.

Bedroom one has ceiling spot lights, a radiator, a door into the dressing room, and French doors opening to the rear garden. The dressing room has a window to the front, ceiling light points and a wall light point, and a door into the en-suite shower room. The en-suite shower room has a corner shower cubicle, a wall mounted sink, and a low flush wc. There is a window to the side, an extractor fan, and ceiling spot lights.

Bedroom two has a bay window to the front, a radiator, and spot lights

The family bathroom is fully tiled and fitted with a P-shaped bath with a shower and glazed screen over, a low flush wc, and a wash hand basin set in a vanity unit. There is a window to the side, an extractor fan, and ceiling spot lights.

Completing the accommodation, bedroom three has a window to the rear, spot lights, and a radiator.

## OUTSIDE

The recently block paved driveway at the front of the property provides off road parking for a number of vehicles. There are mature plants and shrubs, and a pathway to the entrance door. Double gates lead to the CAR PORT at the side which in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected).

There is a good size garden to the rear of the property, laid mainly to artificial lawn, with a large elevated decked seating area. The garden also houses a summer house.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,102.43.

## Referral Arrangement Note

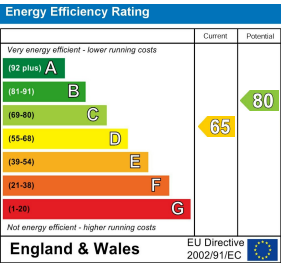
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## MONEY LAUNDERING

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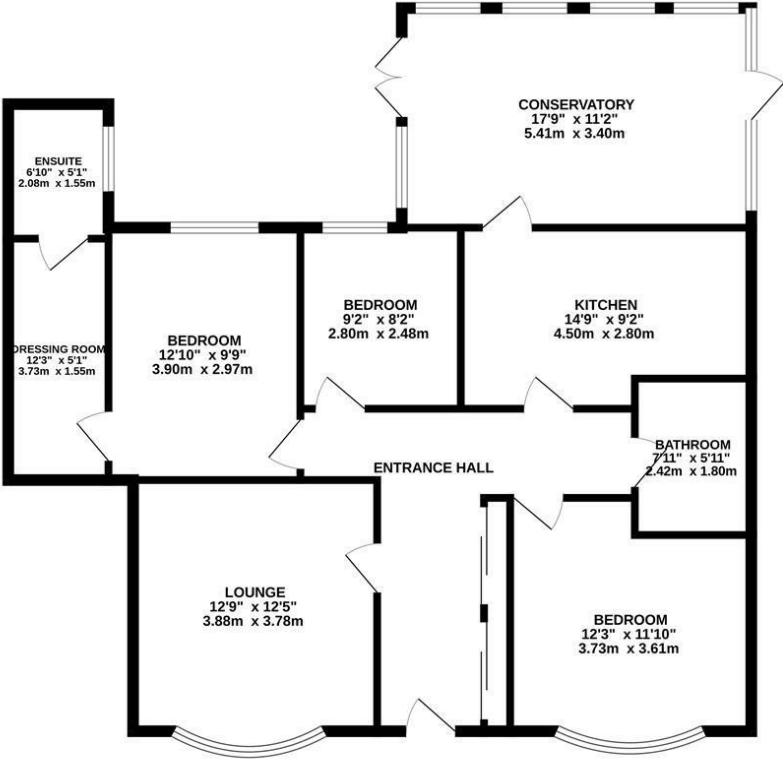


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GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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