



7 Brown Lane,
Barton-In-Fabis, NG11 0AD

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-**** GUIDE PRICE £350,000 - £360,000 ****

Nestled in the charming village of Barton-In-Fabis, Nottingham, this delightful semi-detached house on Brown Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is practical, allowing for a seamless flow between the living spaces. The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community.

Barton-In-Fabis is known for its picturesque surroundings and a strong sense of community, making it an excellent choice for those looking to settle in a tranquil area. The location provides easy access to local amenities, schools, and transport links, ensuring that you are well-connected to the wider Nottingham area.

This property presents a wonderful opportunity for anyone looking to make a home in a peaceful yet accessible location. With its appealing features and inviting atmosphere, this semi-detached house on Brown Lane is not to be missed.

Guide Price £350,000





ACCOMMODATION

The single glazed entrance door (with a single glazed window to the side) opens to the entrance hallway. The entrance hallway has stairs off to the first floor, an under stairs storage area, a ceiling light point, a radiator, and doors into the lounge and the kitchen.

The lounge has a double glazed window to the front, a ceiling light point, a radiator, laminate flooring, and a feature fireplace with a tiled hearth and brick surround.

The kitchen has wall and base units, a stainless steel sink and drainer unit with a mixer tap over, space for a fridge/freezer, and space for a cooker. There is a double glazed window, tile effect vinyl floor covering, part tiling to the walls, a radiator, a ceiling light point, a PANTRY STORE (with shelving, a double glazed window, wood effect vinyl floor covering, and a ceiling light), and access to the inner hallway.

The inner hallway has a radiator, a ceiling light point, access to the wooden lean-to, and doors into a storage cupboard (with plumbing for a washing machine), and a ground floor wc. The ground floor wc has a wc, a double glazed window to the side, tile effect vinyl floor covering, and a radiator.

The lean-to area on the side of the property, has corrugated style roof and plastic corrugated window style panels, a timber and glass panelled door to the front, and a UPVC double glazed door opening to the rear. There is access to a further storage cupboard (with power and lighting, and counter space).

On reaching the first floor, the landing has a double glazed window to the side, a ceiling light point, a radiator, a loft access hatch, and doors into three bedrooms, and the family shower room.

The family shower room has a wc, a wash hand basin, and a shower enclosure with a Triton electric shower (with a rainfall shower head). There is a double glazed opaque window, tile effect vinyl floor covering, part tiling to the walls, a ceiling light point, a radiator, a storage cupboard (housing the BAXI boiler), and a further storage/airing cupboard (with a radiator).

Bedroom one has a double glazed window to the front, a ceiling light point, a radiator, shelving and storage cupboards.

Bedroom two has a double glazed window to the rear, a ceiling light point, two walls light points, a radiator, shelving and storage cupboards.

Finally, bedroom three has a double glazed window to the front, and a ceiling light point.

OUTSIDE

At the front of the property there is wrought iron gated access to the low maintenance garden, which leads to the entrance door. There is also gated access to the parking area.

There is a good size enclosed garden to the rear of the property, divided into two sections. Initially there is a paved seating area, a lawned area, a raised decked seating area, and mature plants and shrubs. From this area, there is gated access to a further garden area with lawn, and a paved seating area. Two green houses are situated in the latter part of the garden, along with a large storage shed. The septic tank is located in the neighboring garden.

Council Tax

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,925.42.

Referral Arrangement Note

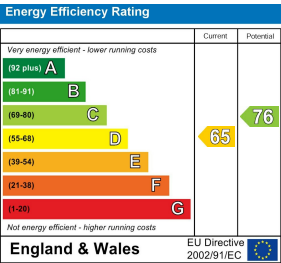
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