



## The Barn, Anchordown, Main Street

Fiskerton, Southwell, NG25 0UL

**£235,000**

\*\*\* Ideal Lock Up and Leave \*\*\* Brick and pantile barn conversion in the popular Trentside village of Fiskerton offering flexible accommodation in an attractive setting. Accommodation briefly comprises open plan lounge/kitchen area, dining room/bedroom three, bedroom two with ensuite bathroom and utility to the ground floor and to the first floor open plan galleried lounge, bedroom one and shower room. Street Parking and No Garden. Viewing is recommended to appreciate this unique character home. EPC rating E







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY -** Newark and Sherwood District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Alasdair Morrison and Munds.

**LOCATION**

**GROUND FLOOR** timber glazed panel stable door leads to

**LOUNGE/KITCHEN** 5.74 x 3.76 (18'10" x 12'4") double glazed window to front, radiator, open plan to kitchen, stairs off





**KITCHEN AREA** range of high gloss base and wall units with matching worksurfaces and splash tiling, circular inset sink, recess for range cooker with extractor over, Beko dishwasher, integrated Beko washing machine, integrated refrigerator and freezer, Travertine tiled floor, kick space heater

**DINING ROOM/BEDROOM THREE** 3.81 x 2.36 (12'6" x 7'9") radiator, glazed French doors to front, door to utility

**UTILITY ROOM** 2.36 x 1.65 (7'9" x 5'5") space for appliances

**BEDROOM TWO** 3.45 x 3.1 (11'4" x 10'2") radiator, double glazed window to front, range of fitted wardrobes, door leading to inner hall with built in wardrobe, door to ensuite



**ENSUITE** 2.08 x 1.93 (6'10" x 6'4") with P shaped shower bath with mixer shower attachment, vanity wash hand basin with mixer tap, low level wc, extractor fan, radiator

#### FIRST FLOOR

**GALLERIED LOUNGE** 5.79 x 5.74 (19'0" x 18'10") a spacious open plan lounge with two radiators, four Velux windows, double glazed window over the galleryed landing

**BEDROOM TWO** . 3.45 x 3.1 (11'4" x 10'2") radiator, Velux window, fitted wardrobes, access to loft, archway to galleryed landing

**INNER LOBBY** Velux window, built in airing cupboard housing Baxi combination boiler and storage cupboard

**SHOWER ROOM** 2.08 x 1.93 (6'10" x 6'4") fully tiled and comprising Mira shower in cubicle, low level wc, pedestal wash hand basin, chrome towel rail, Velux window



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#### NOTE

1. None of the services or equipment have been checked or tested.
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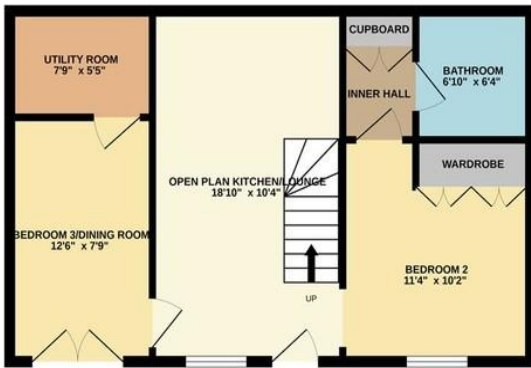
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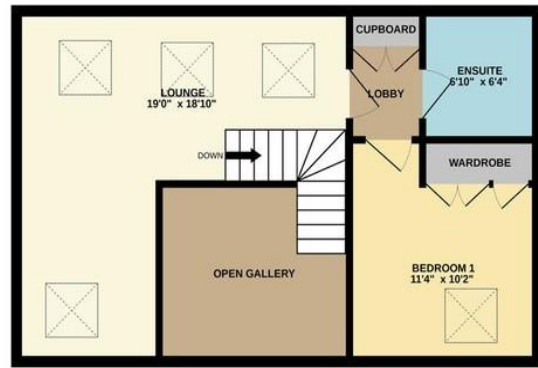
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GROUND FLOOR  
507 sq.ft. approx.



1ST FLOOR  
507 sq.ft. approx.



TOTAL FLOOR AREA : 1015 sq.ft. 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 mis-statement. 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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