

# The Limes, Great North Road

Barnby Moor DN22 8QS

Price £400,000



**FIVE STAR**  
P R O P E R T Y

### Description

EXECUTIVE DETACHED FAMILY HOME, 5 DOUBLE BEDROOMS, 3 BATHROOMS, OPEN PLAN LOUNGE AND DINING ROOM, SNUG, CONSERVATORY AND BREAKFAST KITCHEN, ENCLOSED WALL GARDEN, DOUBLE GARAGE AND PARKING, SOUGHT AFTER VILLAGE WITH MANY AMENITIES INC RESTURANTS, PUBLIC HOUSES, HEALTH SPA & CHILDRENS PARK & PLAYING FIELD, CALL FIVE STAR PROPERTY TO VIEW 01777 708700.

### Overview

The Limes is a luxuriously appointed modern detached house offering generously proportioned accommodation on 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.

### 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.

The 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)

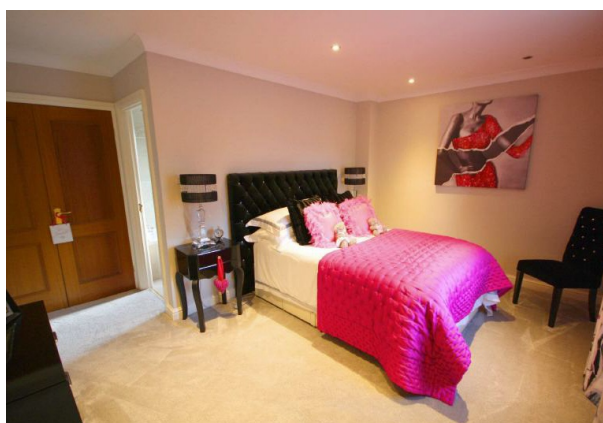
Having two built-in wardrobes with hanging and shelving space, rear facing window, radiator, coving to ceiling and down lights.

### 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.

### 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.



### Driveway & Garage 17'5" x 17'0" (5.31m x 5.18m)

Twin matching 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.

### Agents Notes

We are given to understand the tenure of the property is Freehold.

Services: Mains gas, water, electricity and drainage are connected. There is gas fired central heating system to radiators and electric under floor heating to the conservatory.

Location: Barnby Moor is a small village around three miles to the North of Retford and six miles to the South of Bawtry, enjoying easy access to a wide range of shopping and recreational facilities. There is a wide choice of educational opportunities with a number of respected public and private schools in the surrounding area. Ye Olde Bell Hotel and The White Horse create the hub of the village and there is also an Indian restaurant, Yash.





TOTAL AREA: APPROX. 228.9 SQ. METRES



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