



Main Street, Mattersey DN10 5DY

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EXCLUSIVE



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Set back from the main road through Mattersey, Beverley Barn is a barn conversion which **MUST BE SEEN** to appreciate the accommodation on offer. Features include underfloor heating to the ground floor, Contura log burner in the Lounge, electric gated drive, oak staircase and private garden. Briefly the property comprises three **DOUBLE** Bedrooms, Master with en suite, open plan Lounge leading into Kitchen Diner and downstairs Cloakroom, whilst outside enjoys a private garden and off street parking for several vehicles accessed via the private drive. The property also benefits from double glazing and oil central heating. Mattersey is a village lying six miles north of the market town of Retford which has a wealth of amenities and a similar distance south east of Bawtry. The village benefits from a primary school, post office/convenience store and Garage, there is also a regular bus service running to Retford and Bawtry. Commuting is easy as the A1M is only a ten minute drive and Retford lies on the east coast mainline with fast trains to the capital and the north.





ACCOMMODATION

The property is accessed via a stable style double glazed composite door leading into the Lounge and open Kitchen area.

KITCHEN DINER

14'8" x 29'0"

Benefitting from a substantial range of handmade wall and base units, space for range style cooker, integrated dishwasher, space for American style fridge freezer, central island with three lamps, built in Neff microwave, wine cooler, drawers and cupboards. Bi-fold doors, stone tile flooring throughout, spotlights to the beamed ceiling, smoke alarm, three windows to the front elevation.

LOUNGE

14'9" x 27'2"

Opening into the Kitchen Diner with Contura wood burning stove with flu, TV point, telephone point, bi-fold doors opening to the garden, stone tiled flooring, spotlights to ceiling. Door leading into:

DOWNSTAIRS CLOAKROOM

Suite comprising wash hand basin with splashback, high level cistern w.c., stone tiled flooring, spotlights to ceiling, extractor fan and wall mounted towel radiator.

FIRST FLOOR L SHAPED LANDING

14'9" x 28'2" to maximum dimensions

Oak staircase and galleried area with beams to ceiling, velux window. Doors providing access to the three Bedrooms and Family Bathroom. Store cupboard, radiator and thermostatic control.

MASTER BEDROOM

14'9" x 20'6" to maximum dimensions

Spotlights to ceiling, loft access, windows to the front and side elevation, two radiators and door giving access to:

EN SUITE

Tiled throughout with suite comprising walk in shower with rainfall head, low level flush w.c., pedestal wash hand basin with vanity unit over, spotlights to ceiling, extractor fan and towel radiator.

BEDROOM TWO

8'10" x 17'0"

Window to the side elevation, spotlights to ceiling, doors leading into Family Bathroom and Dressing Room with shelving and rails.



BEDROOM THREE

11'3" x 11'10"

Window to the side elevation, radiator, spotlights to ceiling and shelf.

FAMILY BATHROOM

5'6" x 11'10"

Accessed from the Landing and Bedroom two.

Tiled throughout with a mix of plain and mosaic tiles, three piece suite comprising stand alone bath with shower attachment to taps, wash hand basin, Burlington cistern high level flush w.c. and radiator.

EXTERNALLY

The property is accessed via a short drive leading through an electric gate leading to a parking area for several vehicles. The garden is laid mainly to lawn with paved and seating areas, mature borders, summerhouse, outside tap and external lights.

COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'D'

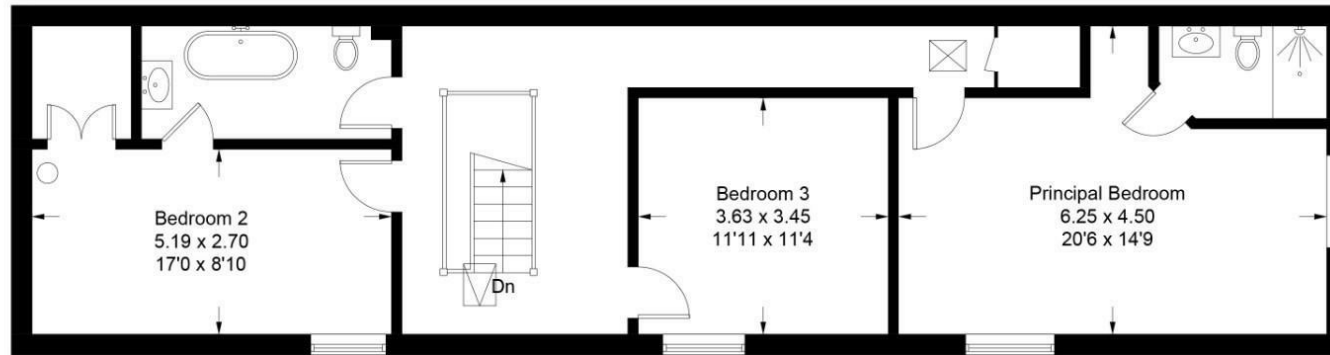
TENURE - FREEHOLD



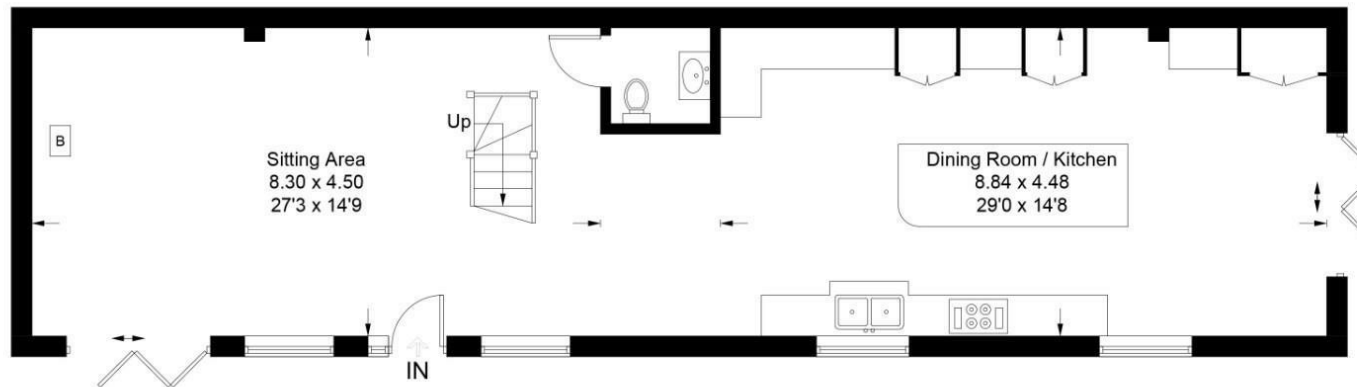
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Approximate Gross Internal Area = 170.8 sq m / 1838 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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