



## Main Street

Milton, Newark, NG22 0PP

£950 Per month



Nestled on the charming Main Street in Milton, Newark, this delightful barn conversion offers a unique blend of rustic charm and modern living. This property features a spacious living room with separate kitchen/diner that welcomes you with its warm and inviting atmosphere.

The property boasts two bedrooms, a bathroom and separate WC.

The barn conversion style adds character to the home, with exposed beams and a layout that maximises natural light, creating a bright and airy environment. The surrounding area is peaceful, making it an ideal retreat from the hustle and bustle of everyday life while still being conveniently located for local amenities.

This property is perfect for those looking to embrace a tranquil lifestyle in a picturesque setting and offers a wonderful opportunity to enjoy the best of both countryside and community living. Don't miss the chance to make this charming barn conversion your new home.



### Description

A newly refurbished barn conversion offering comfortable and modern living accommodation briefly comprising of a large living room, kitchen / diner, utility room, WC, two bedrooms and bathroom. There is a side garden and court yard parking.

### Living Room

A large lounge area with laminate flooring, original barn ceiling beams and feature wall with exposed brickwork. Patio doors lead to a large courtyard to the rear of the property.

### Kitchen Diner

A bespoke wooden kitchen / diner with a Belfast sink, electric hob, fan assisted oven and a dark wood 'butcher block' worktop and space for a table and chairs. There is also an under stairs storage cupboard.

### Utility Room

Leading off the kitchen, there is a good size utility room housing the oil combi boiler.

### WC

A separate ground floor toilet with wc, tiled cistern/shelf, wash basin and laminate flooring.

### Bedroom 1

A double bedroom front facing with exposed beams, laminate flooring, radiator with TRV, sky light and a window and blinds.

### Bedroom 2

A single bedroom with sky light, laminate flooring and radiator with TRV.

### Bathroom

The bathroom has part tiled walls, low window, exposed beams, bath, wc and hand basin and laminate flooring. (No shower)

### Outside

There is a courtyard / patio to the back of the property and parking for approximately two vehicles at the front.

### Additional Information

This purpose built courtyard development consists of four dwellings and can be part furnished as featured or unfurnished. Council Tax banding yet to be determined.

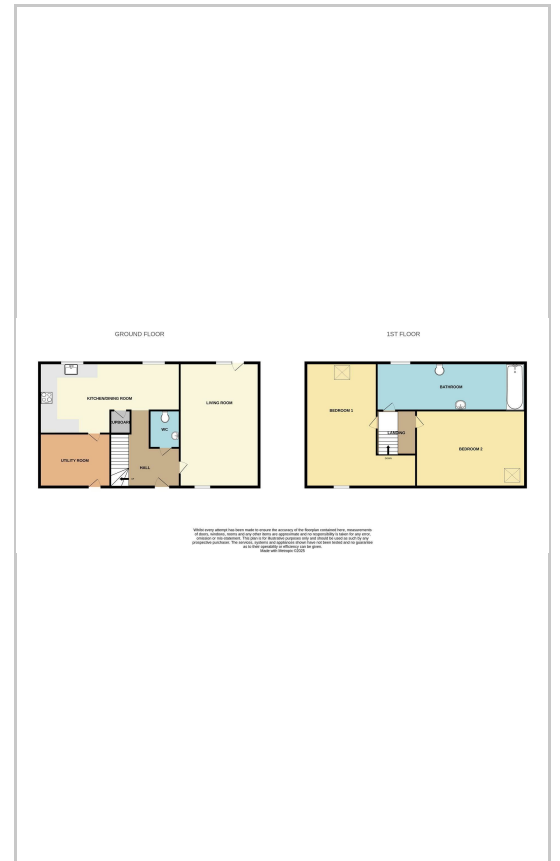
### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.