

**'WILLOW BROOK'**  
BACK LANE CROPWELL BUTLER  
NOTTINGHAMSHIRE NG12 3AD



A traditional detached bungalow in an appealing village edge location within a highly regarded South Nottinghamshire village which is well served by extensive amenities and high standard schooling in the surrounding market towns of Radcliffe and Bingham, with the advantage of direct access from the village into the main regional centres of Nottingham, Loughborough and Leicester.

Cropwell Butler is a small largely undeveloped Conservation village set in unspoilt countryside bordering to the Vale of Belvoir where from Grantham station there is a fast direct access into London Kings Cross in a scheduled journey time of 85 minutes, or so.

## WILLOW BROOK

In summary, the internal plan offers outer porch, inner hall, large living/dining room overlooking the private well stocked garden with small sun lounge, breakfast kitchen with pantry store and four bedrooms and a bathroom.

Please note that the property would benefit from considered upgrading to a 21st Century specification and given the recent occurrence of surface water flooding along Back Lane, a scheme of flood prevention measures has been installed in the property.

## ROOM DIMENSIONS

Entrance Hall

Inner Hall

Living /Dining Room	7.25m x 4.24m (23'10" x 13'11")
Sun Lounge	2.21m x 3.06m (7'3" x 1'0")
Breakfast Kitchen	2.86m x 4.25m (9'4" x 13'11")

Bedroom One	3.03m x 3.64m (9'11" x 11'11")
Bedroom Two	3.03m x 3.59m (9'11" x 11'9")
Bedroom Three	3.03m x 3.65m (9'11" x 12'0")
Bedroom Four	3.32m x 2.75m (10'11" x 9'0")
Bathroom	2.24m x 2.42m (7'4" x 7'11")

## MILEAGES

Bingham	3 miles
West Bridgford	7 miles
Nottingham	10 miles
Grantham	18 miles
Loughborough	20 miles
Newark	22 miles
Leicester	23 miles
Lincoln	33 miles

*Please note stated mileages sourced from the AA Route finder*

**PRICE GUIDE: £440,000**



## MAINS SERVICES

Mains water, electricity, gas and mains drainage are connected to the property. High grade UPVC double glazing installed by Soal Glass. BT Telephone Service.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

## LOCAL AUTHORITY

Rushcliffe Borough Council  
Civic Centre, Pavilion Road,  
West Bridgford NG2 5FE

[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)  
0115 981 9911

## GEOGRAPHIC LOCATION

Please refer to the enclosed plan on which the location of the village has been circled in red.

## DIRECTIONAL NOTE

On entering the village from Radcliffe and reaching the intersection of the village roads known as "The Green" take the first sharp right turn into Back Lane, Willow Brook being the first property on the right-hand side of the lane.

## VIEWING ARRANGEMENTS

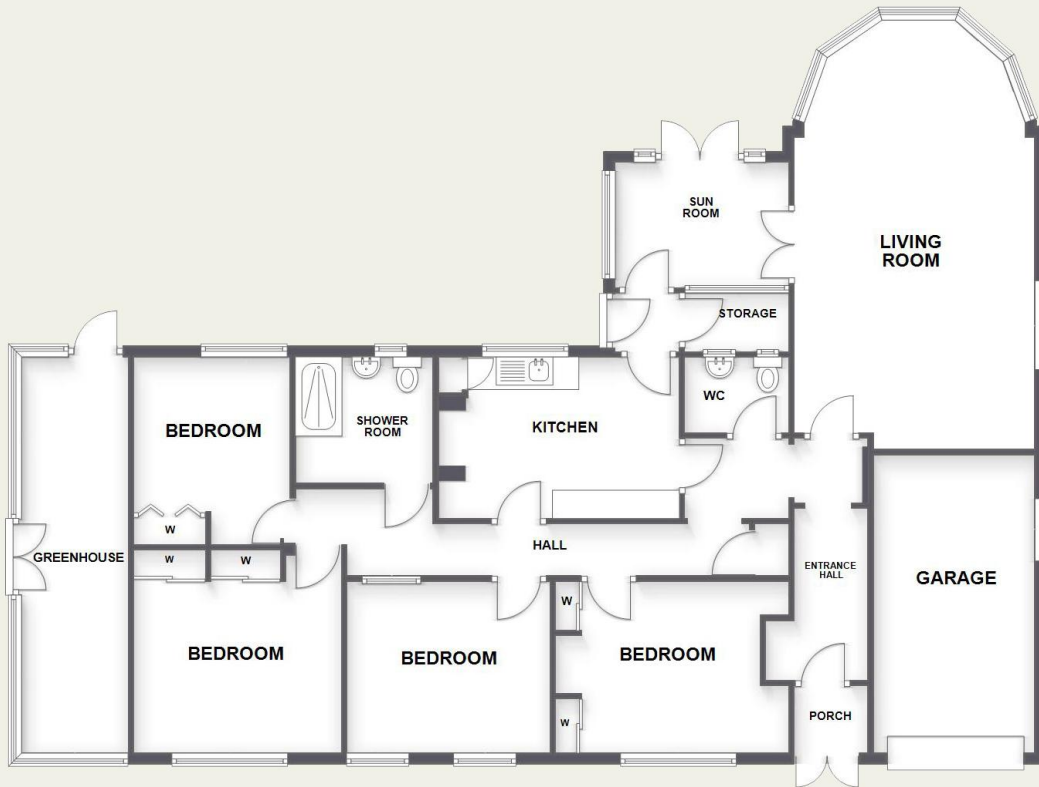
By arrangement with Smith and Partners on 01636 815544, or alternatively by e-mailing; [sales@smithandpartners.co.uk](mailto:sales@smithandpartners.co.uk)

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## GENERAL INFORMATION

### FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



## LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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## ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at <https://www.epcregister.com/searchReport.html>

Ref No: 0320-2612-7450-2905-8961

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## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.



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