



1 THE MALTINGS
Cropwell Bishop, Nottinghamshire, NG12 3DA

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This wonderful three-bedroom property has been extensively remodelled and modernised throughout to create a stunning family home benefitting from a beautiful kitchen diner, living room and stylish bathroom. An abundance of windows floods the property with light, whilst its position affords excellent privacy. Two lawned gardens provide excellent outdoor space adorned with multiple patio and shingle seating areas, whilst there is one driveway parking space.

Renovation works completed in 2021 included remodelling the downstairs to create the kitchen diner, fitting of the new kitchen and bathroom, the installation of a new boiler and central heating system, a complete rewire, replastering and decoration throughout, new doors and windows, and landscaping the two fabulous gardens.





ground floor

The front door opens into the welcoming reception porch with plentiful space for storage units, stairs rising to the first floor and door into the kitchen diner.

Once two rooms, now combined, the fabulous kitchen diner offers well thought out design perfect for entertaining guests, dining with the family or enjoying a glass of wine at the breakfast bar. The kitchen is fitted with navy modern shaker units under marble effect laminate worktops that are effectively complimented by matching backsplashes and accents within the full height pantry wall open shelving. Excellent storage is provided by the full height pantry cupboards, deep corner units and useful drawers within the breakfast bar. There is a fitted AEG dishwasher next to the double width single bowl stainless-steel sink which benefits from a stainless-steel spray mixer tap, and is perfectly located under the kitchen window overlooking the left hand side garden. Completing the culinary appliances are a free-standing American fridge/freezer and a Belling range oven with 5 ring hob that sits under an extractor fan, both of which are available by separate negotiation.

To the side of the kitchen is a useful utility porch with external door to the left garden and space for the washing machine.

Completing the ground floor accommodation is a wonderful sitting room, benefiting from dual aspect views over the right-hand side garden and front through large windows that flood the room with light, and French patio doors that open onto the garden patio.





first floor

Stairs rise from the reception hall to an open and bright landing that provides access to the three bedrooms and family bathroom.

The expansive principal bedroom is of extremely generous proportions providing plenty of space for a super king size bed along with ancillary bedroom furniture. The second bedroom, currently arranged as a nursery is a well-proportioned double, whilst the third is a smaller double or large single.

Having been fitted in 2021, the family bathroom exudes functionality and style with marble effect porcelain tiles adorning the walls. Fixtures include a bath with glass screen and rainfall and handheld mixer shower head over, towel radiator, wash hand basin and WC.



gardens

Perfectly situated within the centre of its corner plot, the property benefits from two well-balanced gardens to each side of the property with space to the front and rear. During the current owner's tenure, the gardens have been completely landscaped to create slabbed patios and paths, raised beds bordered by retaining sleepers, lawned areas and fences to three of the boundaries.

The left side garden is predominantly laid to lawn with a low retaining boundary wall and laurel hedged borders, whilst the garden to the right is fully fenced with a wonderful, raised slate chipping seating area, large patio and lawn perfect for outdoor entertaining. To the rear of the property is a further slate chipping area with slabbed path providing access to the garden shed.

A portion of the right-hand side garden has been fenced to create a driveway parking space separate from the main garden. This space benefits from a concrete base which has previously been used as the foundation for a garage.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





local amenities

Cropwell Bishop is a highly sought after village situated within The Vale of Belvoir. Amenities within the village include, pubs, village hall, local CO-OP, Doctors surgery, Primary school and bus service. There are also many walks along the canal or across the fields to nearby villages.

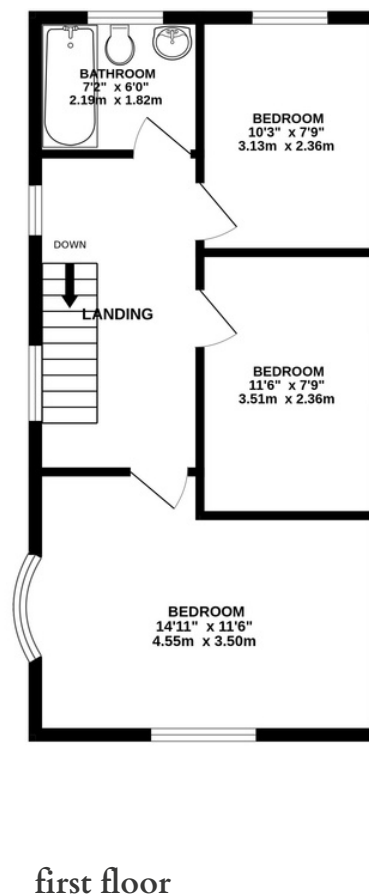
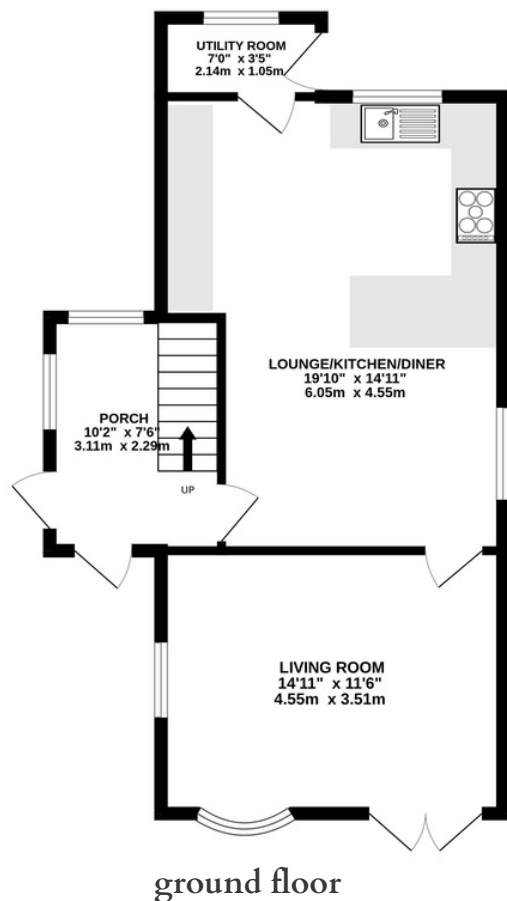
The Vale of Belvoir is on the borders of Leicestershire, Lincolnshire and Nottingham and is home to Belvoir Castle and estate, meanwhile the local market town of Bingham is close by and West Bridgford is approximately a 10 minute drive away.

The property sits between Nottingham and Grantham which both offer an excellent range of shopping, leisure, entertainment and recreational facilities. The property benefits from easy access to major roads including the A1, A46 and London is only 70 minutes by high-speed train from Grantham or Newark into Kings Cross. East Midlands airport is 30 miles away.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler, fitted in 2021, located in the loft. None of the services or appliances have been tested by the agent.





Approximate Gross Internal Area:
94.3 sq m / 1015 sq ft

plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: D
Tenure: Freehold

EPC Rating: 64 | D
EPC Rating Potential: 87 | B

AGENTS DETAILS

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