

Long Row

Kingston-on-Soar, Nottingham, NG11 0LR

John German






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Guide Price £349,950

A photograph of a garden area. In the foreground, there is a stone patio with a wooden table and two chairs. A white shed is visible in the middle ground, surrounded by a wooden lattice fence. There are various plants, including a large tree and a tall green hedge. The sky is overcast.

Offering a superb village location and presented to the market with no upward chain, this charming and characterful property has undergone extensive redecoration and improvement by the present owners.

Offering a rare opportunity for any prospective purchaser, this delightful home is located in the Rushcliffe village of Kingston-on-Soar. A village popular with those looking to be away from the hustle and bustle, surrounded by countryside but still maintaining the convenience of transport links to major towns and cities including Loughborough, Derby and Nottingham. Access to the M1 is approximately 2 miles away, with East Midlands airport also within easy reach.

Built in the 1900's and partially rebuilt in the 1960's but with a traditional cottage style design, the property itself has undergone extensive decoration and improvement by the current owners, with views offered out over the garden and towards the historic village church, parts of which date back to the 16th century. The main access is to the rear of the property, where double glazed doors open to the hallway, with doors off to the downstairs rooms and stairs rising to the first floor.

The modern kitchen/diner spans the length of the property, having double glazed windows to both the front and rear. Having eye and base level units with contrasting solid wooden work surface incorporating a breakfast bar, the kitchen hosts a range of integrated appliances including a fridge/freezer, dishwasher, double oven, hob and overhead extractor. There is appliance space with plumbing for a washing machine, with the kitchen also housing the boiler which was only installed in July 2023, along with an overhaul of the existing heating system. The dining area offers a stable door out to the garden, a useful understairs storage cupboard and glazed double doors through to the cosy and inviting lounge. With the log burner, stone hearth and timber mantle taking pride of place, the lounge has spotlights to the ceiling, with wall mounted light points above the alcove storage either side of the chimney. As well as having a window to the front, the lounge also has a glazed door and window to the hallway, allowing natural light to enter from both sides.

Completing the ground floor is the part tiled bathroom, comprising a white suite with panelled bath and shower over, vanity hand wash basin, WC and heated towel rail.

To the first floor, the property has two generous double bedrooms with bedroom one having spotlights to the ceiling and incorporating ample integrated storage. The double glazed window that looks out over the rear gives tranquil village views towards the church and the countryside beyond. This bedroom also has the benefit of its own en suite, featuring an enclosed shower cubicle, hand wash basin, low level WC and heated towel rail. Bedroom two is another excellent double, offering the same fantastic views to the front. Again, there is integrated storage with both bedrooms also having access to additional eaves storage.

Externally, the rear garden is largely laid to patio, with access to the detached garage having had both roof and door replacement. There is a sheltered storage area to the rear of this, and double gates opening to the access road at the rear. The front garden has been landscaped and laid with both patio and lawn, with a raised seating area towards the boundary and hedged border offering privacy. There is off road parking offered with space for a caravan/motorhome.

Note: The properties on Long Row share a sewage system understood to be a treatment plant, with an approximate annual cost of £80.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

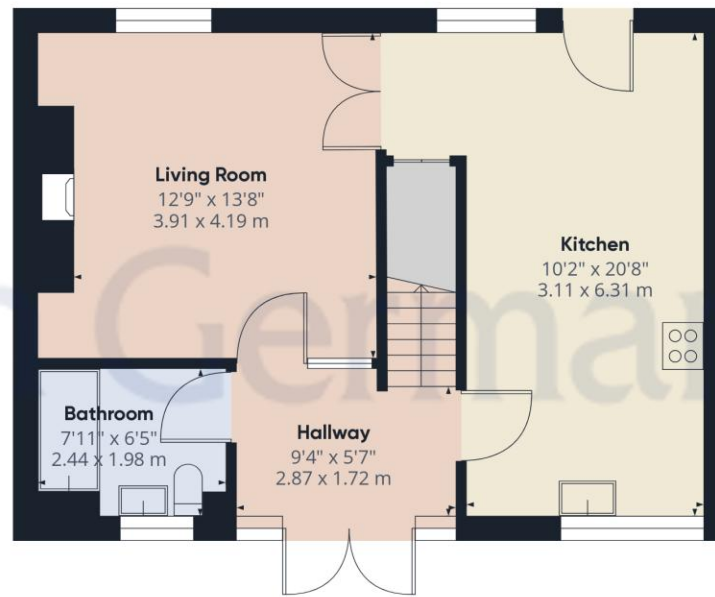
Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

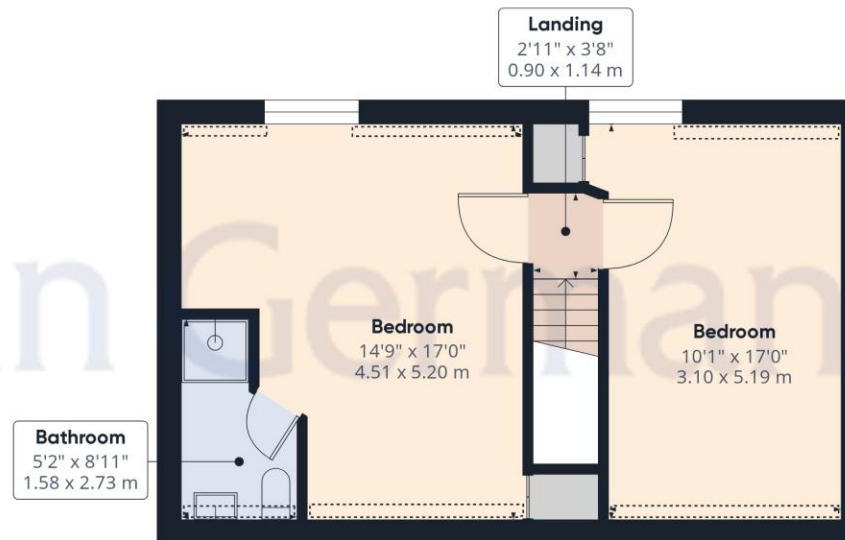
Our Ref: JGA/18122023 **Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band C







Ground Floor



Floor 1


Approximate total area⁰¹

1013.47 ft²
94.15 m²

Reduced headroom

24.04 ft²
2.23 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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