



4 Fletchers Yard, Cropwell Road, Langar,  
Nottinghamshire, NG13 9HJ

£1,100,000  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
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Surveyors, Estate Agents, Valuers, Auctioneers

**\*\* AVAILABLE SOON \*\*** An impressive three storey contemporary home, located in a small close, shared with only three other similar bespoke dwellings, located on the edge of this pretty Vale of Belvoir village.

PLOT 4 is only one of two remaining homes under construction by a well regarded local developer. The property is expected to be completed this summer and will provide a high specification, efficient home offering over 3,000 sqft, of accommodation, contemporary fixtures and fittings but with elements of character expected with a more traditional home. The property will benefit from an air heat source exchanger, attractive double glazed windows and high levels of insulation, with underfloor heating to the ground floor.

The accommodation provides FIVE bedrooms, plus an additional second floor reception, ideal for older children or guest suite, with four bath / shower rooms. The ground floor layout is well thought out with an impressive open plan living kitchen and two further receptions, utility and cloaks.

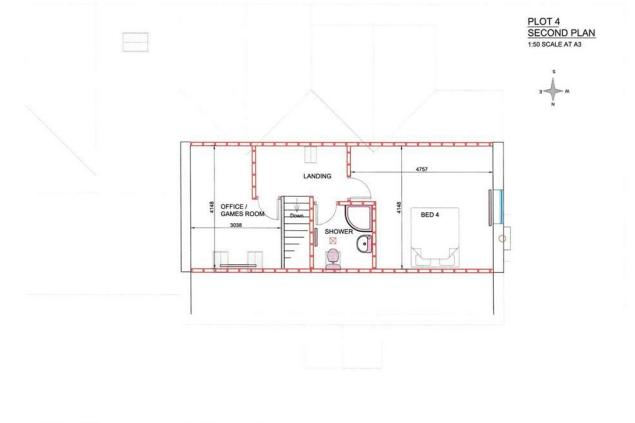
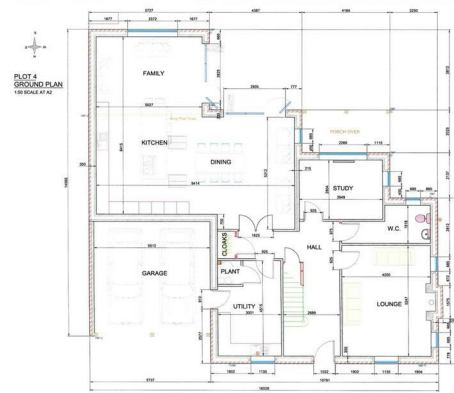
Unusually for a modern home the properties occupies a particularly generous plot and will benefit from a small grass paddock to the side, with plot extending to approximately half an acre.

Overall a fantastic family home.

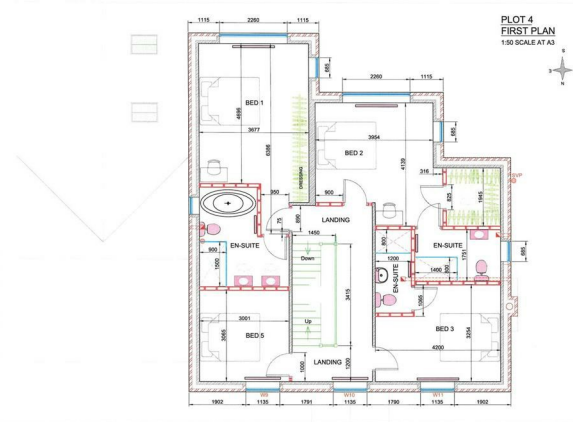
## LANGAR

The village of Langar lies in the Vale of Belvoir and has an excellent community with highly regarded primary school, pub/restaurant with village shop and the highly regarded Langar Hall hotel and restaurant. Situated on the edge of open countryside with wonderful local walks as well as access to the nearby market town of Bingham with its vast range of amenities including secondary schooling, leisure centre, bus routes and railway station with links to both Nottingham and Grantham, and in turn to London King's Cross in just over an hour.

## GROUND FLOOR

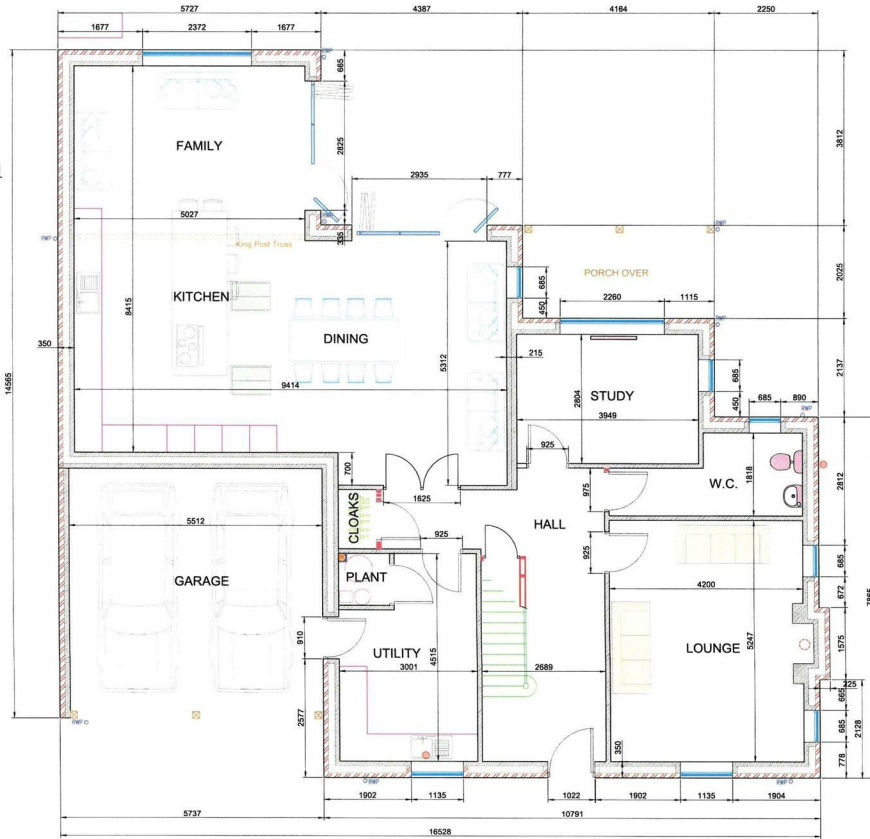


## FIRST FLOOR



## SECOND FLOOR

PLOT 4  
GROUND PLAN  
1:50 SCALE AT A2



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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