



**Brook House Loughbon, Orston,
Nottinghamshire, NG13 9NJ**

No Chain £625,000

Tel: 01949 836678

 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase an excellent, well proportioned family home which occupies a pleasant established plot close to the heart of this highly regarded edge of Vale village.

Internally the property offers around 1,800sq.ft. of accommodation with three main reception areas as well as a small ground floor study and garden room leading off the kitchen. In addition there is a useful well proportioned utility and ground floor cloakroom. To the first floor there are four bedrooms and family bathroom including a spacious master suite with walk through dressing area an ensuite facilities, being an attractive double bedroom with a dual aspect and part vaulted ceiling.

The property would be perfect for families occupying what is a relatively generous plot by modern standards with an excellent level of off road parking and integral garage, the rear garden having a pleasant aspect out onto an adjacent wooded copse belonging to a neighbouring property. In addition the property benefits from updated high performance prefinished hardwood double glazing and general redecoration as well as being offered to the market with no upward chain.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

A TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'7" x 9'2" (3.84m x 2.79m)



A pleasant initial entrance vestibule having attractive stone flooring, central heating radiator and staircase rising to first floor landing.

Further doors leading to:

SITTING ROOM

19'11" x 11'10" (6.07m x 3.61m)



A well proportioned, light and airy reception benefitting from a dual aspect having double glazed windows to the front and bifold doors into the garden at the rear, focal point to the room is an attractive, traditional style fireplace

with timber surround, inset cast iron fire and grate and tiled hearth, coved ceiling and two central heating radiators.

DINING ROOM

10'8" x 9'11" (3.25m x 3.02m)



A versatile reception currently used as formal dining but would make an additional snug or generous office having central heating radiator and double glazed window to the front.

KITCHEN

12'10 2/3" x 9'9" (3.66m x 2.97m)



The initial kitchen opening into a garden room at the rear,

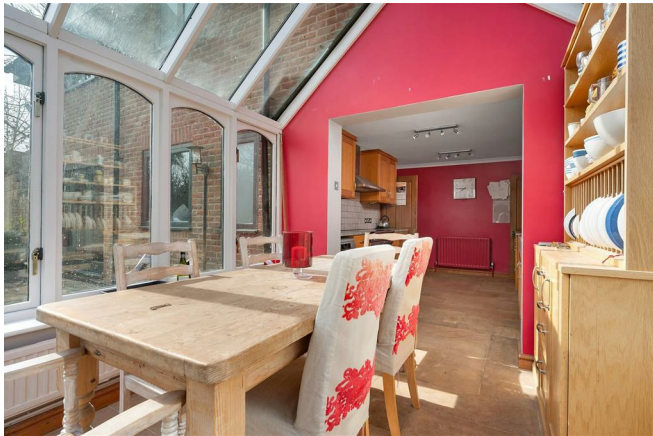
the kitchen being fitted with a generous range of wall, base and drawer units having brushed metal fittings, two runs of granite preparation surfaces, ceramic sink and drain unit with brushed metal swan neck mixer tap and tiled splash backs, space for free standing range with chimney hood over, plumbing for dishwasher and continuation of the stone flooring.



An open doorway leads through into:

GARDEN ROOM

10'92 x 9'7" (3.05m x 2.92m)



Being of timber and glazed construction having pitched

roof and French doors leading out into the garden to provide a further versatile reception space ideal as a breakfast area.

Returning to the kitchen a further door leads into:

SNUG/STUDY

15'10" max x 9'7" (4.83m max x 2.92m)



Having integrated storage, electric heater and double glazed window to the front.

UTILITY ROOM

16'11" x 5'7" (5.16m x 1.70m)



Having an excellent level of storage with a run of full

height fitted cupboards as well as additional base and larder unit with work surface over, inset rectangular sink and brushed metal swan neck mixer tap, plumbing for washing machine, space for further free standing appliance, floor standing Glow Worm boiler, double glazed window and exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

STUDY/CLOAKS CUPBOARD

6'10" x 6' (2.08m x 1.83m)

Large enough to accommodate a small study area but would make an ideal generous cloaks cupboard or, subject to consent, could be amalgamated into the adjacent cloak room to provide ground floor shower facilities and certainly adds additional potential, the room having a window overlooking the rear garden.

GROUND FLOOR CLOAK ROOM

7' x 2'9" (2.13m x 0.84m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin, continuation of the stone flooring, central heating radiator and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A TURN STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

The galleried area having wall mounted shelves and book case, central heating radiator and double glazed window to the front.

Further doors leading to:

MASTER SUITE

A generous space offering around 300sq.ft. of floor area comprising initial walk through dressing area with ensuite facilities off and in turn into the master bedroom.

MASTER BEDROOM

16' max x 19' max (4.88m max x 5.79m max)



A T shaped, well proportioned double bedroom benefitting from a dual aspect with double glazed window to the front and Juliette balcony with French doors overlooking the rear garden. The room having attractive vaulted ceiling with exposed purlin and a generous range of integrated storage with wardrobes, cupboards and dressing table situated in the dormer. In addition is a central heating radiator and inset downlighters to the ceiling.

DRESSING AREA

5'8" x 4'5" approx (1.73m x 1.35m approx)

Fitted with a range of integrated shelving and having a further door giving access into:

ENSUITE BATHROOM



Having a suite comprising enameled bath, close coupled WC. vanity unit with inset washbasin, contemporary towel radiator, built in airing cupboard housing hot water cylinder and access loft space above.

BEDROOM 2

12' x 9'7" (3.66m x 2.92m)



An interesting bedroom having the benefit of a mezzanine galleried area measuring 9' x 3'3" which would accommodate a single bed, ideal for teenagers that would make use of an initial reception area with staircase rising to potential sleeping area above, the room having pitched ceiling, central heating radiator and double glazed window to the front.

BEDROOM 3

11'11" max into alcove x 10'8" (3.63m max into alcove x 3.25m)



An L shaped double bedroom having pleasant aspect into the rear garden having full height wardrobes, central heating radiator and double glazed window.

BEDROOM 4

12'10" x 9'1" (3.91m x 2.77m)

An L shaped double bedroom having aspect to the front with central heating radiator and double glazed window.

BATHROOM

12'7" x 7'1" (3.84m x 2.16m)



Having suite comprising tongue and groove effect panelled bath, separate double width shower enclosure with sliding screen and wall mounted shower mixer with integrated jets and rose over, close coupled WC, vanity unit with washbasin and tongue and groove effect splash backs, central heating radiator, double glazed window and skylight to the rear.



EXTERIOR



The property occupies a pleasant plot set well back from the lane behind a mainly block set frontage that provides a considerable level of off road parking leading to an integral garage and enclosed by feather edged board fencing to the sides and having well stocked established borders. To the side of the property a timber courtesy gate gives access into a useful enclosed space at the side which encompasses three storage sheds and in turn leads out into the rear garden which is generous by modern standards, enclosed in the main by feather edged board and panelled fencing, mostly laid to lawn, having established borders with a range of trees and shrubs and block set patio leading off the main reception.



GARAGE

18' x 7'5" approx (5.49m x 2.26m approx)

An integral garage having double timber doors.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

Please note the property lies within the village conservation area.

Property is understood to be of standard construction and is on mains gas, water, electric (information taken from Energy performance certificate and/or vendor)

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

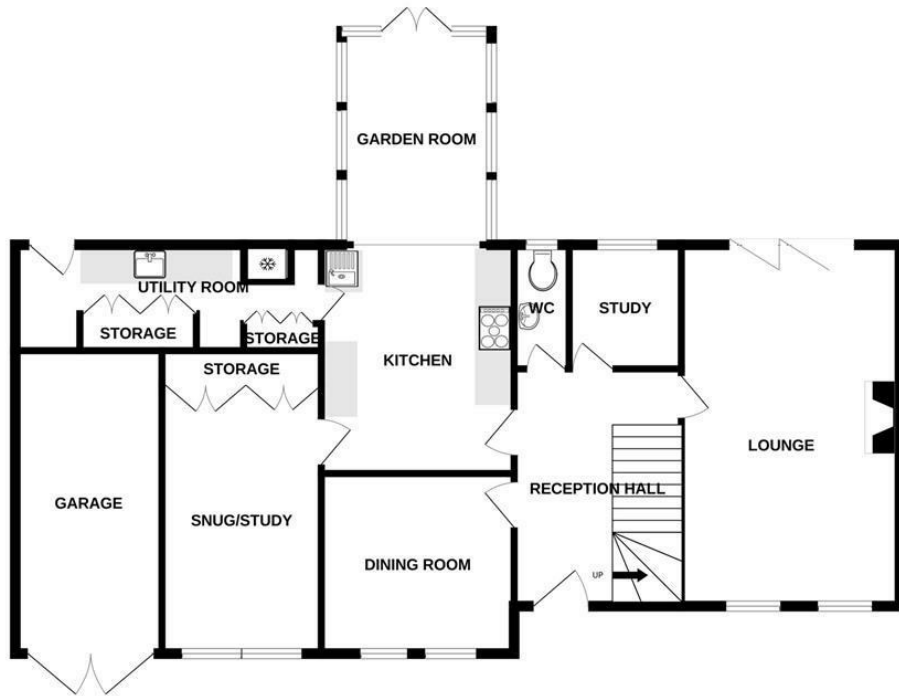
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

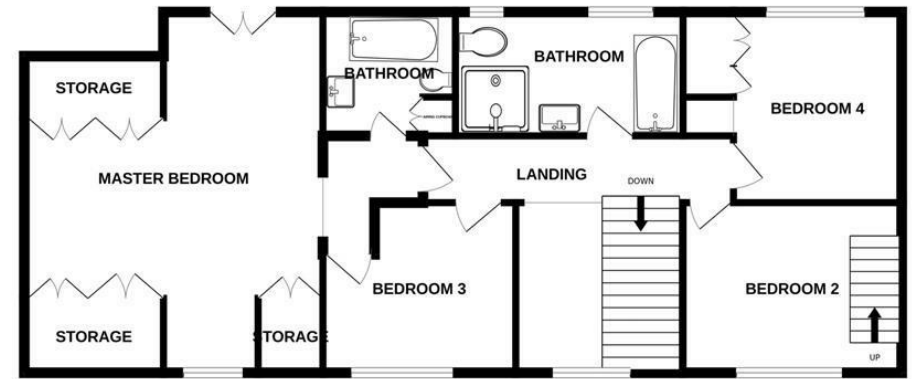
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		

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



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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