



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

**£1,100,000**  
Tel: 01949 836678

**RICHARD  
WATKINSON  
PARTNERS**  
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.

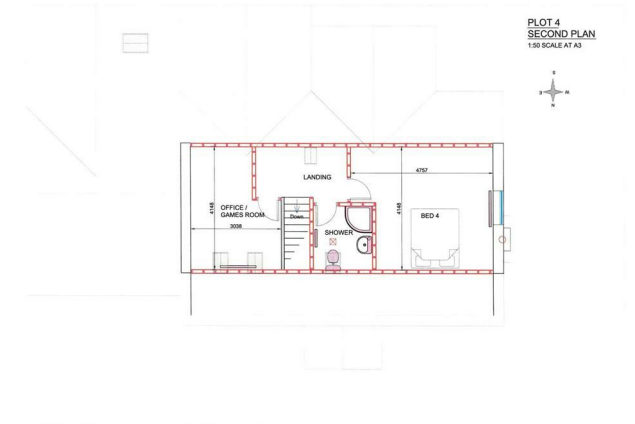
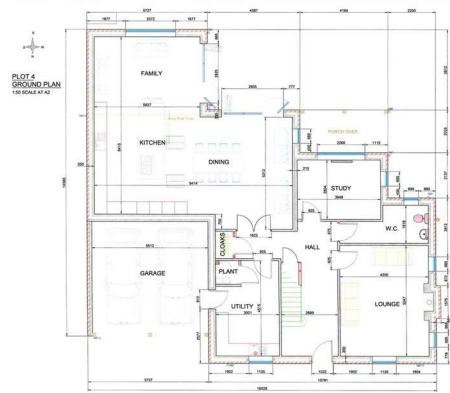
Unusually for a modern home the properties occupies a particularly generous plot and will benefit from a small grass paddock to the side, with plot extending to approximately half an acre.

Overall a fantastic family home.

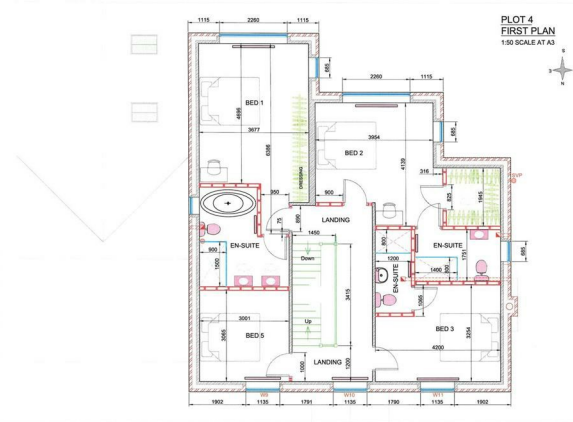
## LANGAR

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



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 	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers