



**The Maltings, Lombard Street, Orston,  
Nottinghamshire, NG13 9NG**

**£550,000**  
Tel: 01949 836678

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



We have pleasure in offering to the market this attractive well thought out and tastefully presented family home, occupying a landscaped corner plot within this highly regarded and much sought after village.

The property was constructed in 2012 by highly regarded local developer Carlin Construction, finished to a high standard with a great deal of thought and attention to detail and offering an excellent level of accommodation, retaining the balance of its NHBC Warranty.

The property offers 4 double bedrooms, two benefitting from ensuite facilities as well as separate family bathroom.

To the ground floor leading off an initial entrance hall with a wealth of storage, is a spacious main reception benefitting from a dual aspect and chimney breast with solid fuel stove. The dining kitchen offers a generous range of units and integrated appliances, there is a useful utility and ground floor cloakroom.

The property benefits from double glazing and gas central heating with neutral decoration throughout.

The property occupies a corner plot with double width driveway and integral garage, there is a pleasant landscaped garden at the rear.

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

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 CANOPIED PORCH AND TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

### ENTRANCE HALL

15'7 x 7'9 (4.75m x 2.36m)



Having spindle balustrade turning staircase with built in storage beneath, oak flooring, deep skirting, central heating radiator and door to:



### CLOAKROOM

6'11 x 3'5 (2.11m x 1.04m)



Having Duravit suite comprising low flush wc with concealed cistern, wall mounted pedestal wash basin, tiled splashbacks and floor, chrome towel radiator, double glazed window to the side.

### DINING KITCHEN

16'8 x 13'4 max (5.08m x 4.06m max)



A well proportioned light and airy space benefitting from



windows to two elevations and fitted with a generous range of Shaker style wall, base and drawer units, open fronted and glazed display cabinets, butcher's block preparation surfaces, inset stainless steel sink and drainer unit, tiled splashbacks and under unit lighting. Integrated dishwasher, space for free standing gas or electric range with Rangemaster chimney hood over, slate tiled floor, inset downlighters to the ceiling, ample room for breakfast or dining table, deep skirting, central heating radiator, double glazed windows to the front and side and door to:



## UTILITY ROOM

5'7 x 7'7 (1.70m x 2.31m)



Fitted with a generous range of units complementing the kitchen, square edge work surfaces, inset stainless steel sink and drainer unit, tiled splashbacks, plumbing for washing machine, space for tumble drier, wall mounted Glow Worm gas central heating boiler, continuation of the slate tiled floor, deep skirting, central heating radiator, double glazed window and exterior door.

## SITTING ROOM

23'6 x 12'3 (7.16m x 3.73m)



A well proportioned light and airy reception benefitting from windows to two elevations, the focal point of the room is the chimney breast with exposed brick and flagged hearth, solid fuel stove and timber mantle over, alcoves to the side, oak flooring, deep skirting, two central heating radiators, double glazed windows to the side and rear and French doors leading out into the garden.







RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE FIRST FLOOR:

### GALLERIED LANDING

15'7 max x 12'6 max (4.75m max x 3.81m max)



A well proportioned L shaped landing having double glazed window to the front, central heating radiator, access to loft space and doors to:

### BEDROOM 1

16'9 x 12'9 (5.11m x 3.89m)



A well proportioned double bedroom having fitted wardrobes with overhead storage cupboards, central heating radiator, double glazed window to the front and door to:



### ENSUITE SHOWER ROOM

7'8 max x 6'9 max (2.34m max x 2.06m max)



Having large shower enclosure with glass screen and wall mounted shower mixer, close coupled wc, pedestal wash basin, tiled floor and walls, chrome contemporary towel radiator, shaver point, double glazed window to the side.

### BEDROOM 2

13'1 x 9'11 (3.99m x 3.02m)



A further double bedroom having double glazed window to the front, central heating radiator and door to:





### ENSUITE SHOWER ROOM

9'10 x 6'11 (3.00m x 2.11m)



Having large quadrant shower enclosure with sliding glass doors and wall mounted shower mixer, low flush wc with concealed cistern, half pedestal wash basin, tiled floor and walls, contemporary towel radiator, shaver point and double glazed window to the rear.



### BEDROOM 3

12'3 x 9'7 excl w/robe (3.73m x 2.92m excl w/robe)



A further double bedroom having aspect into the rear garden, fitted with a generous range of integrated furniture, central heating radiator and double glazed window.

### BEDROOM 4

11'7 x 7'11 (3.53m x 2.41m)



A further double bedroom having aspect to the rear, central heating radiator and double glazed window.





## BATHROOM

10'2 max x 7'6 max (3.10m max x 2.29m max)



Having panelled bath, separate shower enclosure with wall mounted shower mixer, low flush wc with concealed cistern, half pedestal wash basin, tiled walls and floor, contemporary towel radiator, shaver point and double glazed window to the side.

## EXTERIOR



The property occupies a pleasant position on this no

through road, set back behind a railing frontage with low maintenance borders. A double width driveway provides off road parking and leads to the integral garage. The rear garden has a large flagged terrace with lawn and perimeter borders, enclosed by brick wall and timber fencing.



## INTEGRAL GARAGE

20'6 x 10'1 (6.25m x 3.07m)

Having timber ledge and brace doors, courtesy door to the side.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band F.

## TENURE

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Please note the property lies within the village conservation area

### **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>

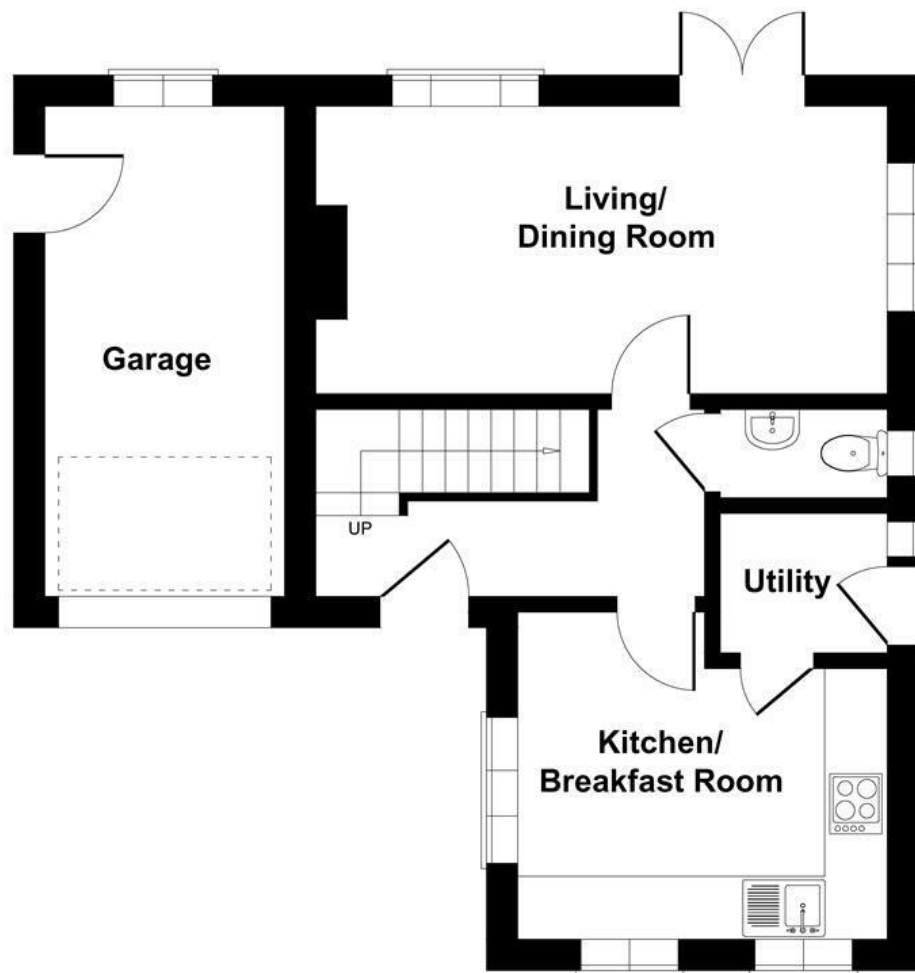
School Ofsted reports:-

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

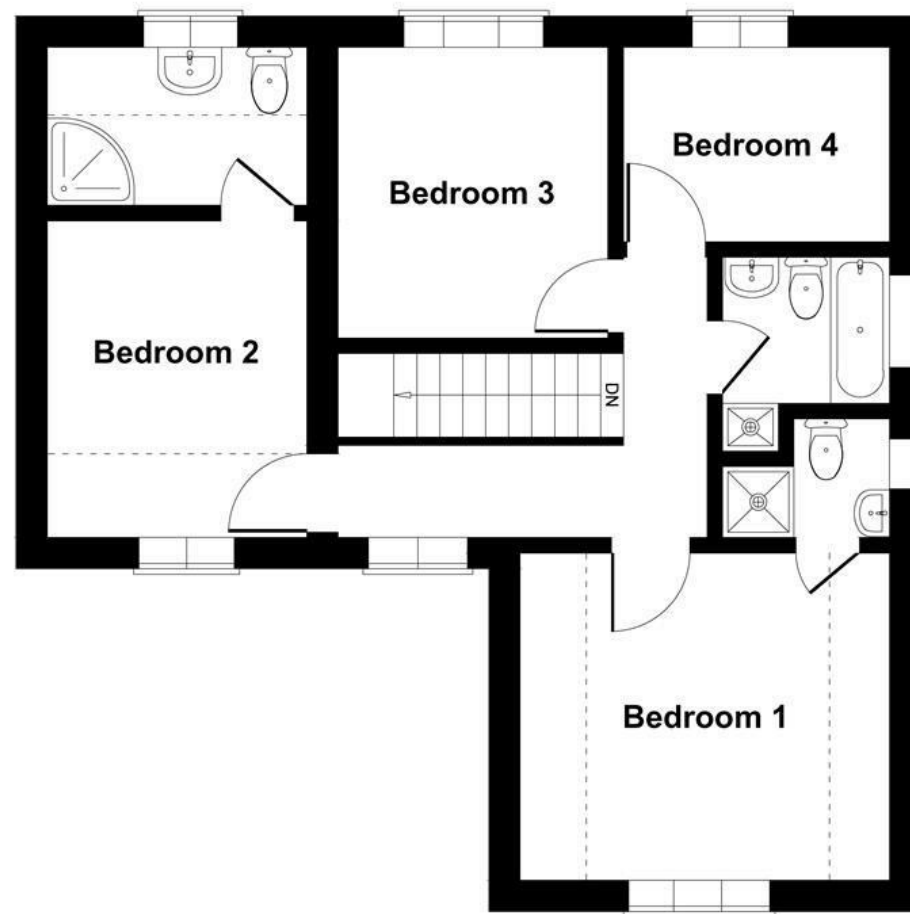
Planning applications:-

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





**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		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



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Surveyors, Estate Agents, Valuers, Auctioneers