



**21 Works Lane, Barnstone,  
Nottinghamshire, NG13 9JJ**

**£279,950**  
Tel: 01949 836678

 **RICHARD  
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We have pleasure in offering to the market this tastefully presented period, mid terrace cottage which has seen a considerable program of thoughtful renovation and modernisation combining both traditional and contemporary elements, some of which are not expected for a property of its size. The property has a considerable level of off road parking, an established rear garden which approaches 190 ft. in length and a substantial detached garage which potentially could house four vehicles plus workshop space.

Although large enough to accommodate a small family the property is likely to appeal to a single person or professional couple looking for a well presented home within a village setting and appreciating its good level of outdoor space ,which would certainly appeal to the car or motorbike enthusiast looking for generous workshop space or garaging.

The cottage offers versatile living over two floors with two main receptions, the main sitting room having an attractive, exposed brick chimney breast and inset solid fuel stove which leads through into a well appointed galley style kitchen and, in turn, a utility area/ground floor cloak room. To the first floor there are two double bedrooms and a modern bathroom. The property is tastefully decorated throughout and benefits from UPVC double glazing and gas central heating with updated Worcester Bosch boiler.

The property is set back from the lane behind a low maintenance, open plan frontage which provides off road car standing and leads to the main entrance. However access off Main Road is a further lane to the rear of the cottages which leads to another parking area and, in turn, a substantial garage/workshop as well as a well maintained, enclosed garden which is generous by modern standards.

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

### **BARNSTONE**

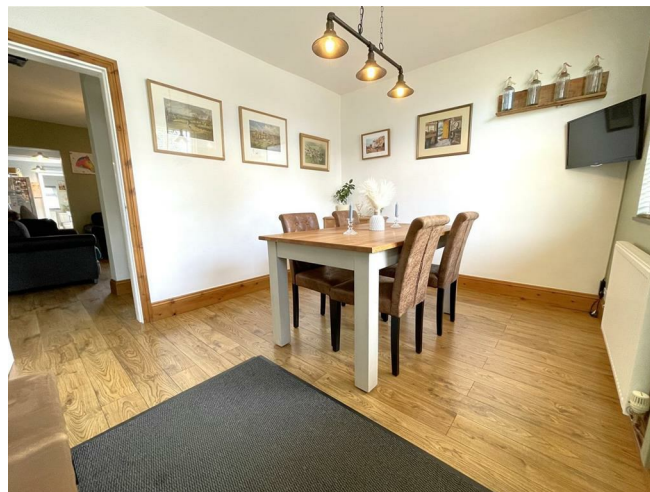
The village of Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar

including highly regarded primary school, pub/restaurant and Langar Hall hotel and restaurant. Situated on the edge of open countryside with 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.

AN ATTRACTIVE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **DINING ROOM**

10' x 11'11" (3.05m x 3.63m)



A pleasant initial reception currently utilised as formal dining having wood effect laminate flooring, deep pine skirting and architrave, central heating radiator and double glazed window to the front.

A further door leads through into:



### **INNER LOBBY**

GIVING ACCESS TO A USEFUL UNDER STAIRS STORAGE CUPBOARD AND OPENS OUT INTO:

### **SITTING ROOM**

12' x 11'10" (3.66m x 3.61m)



An attractive room offering a wealth of character with the focal point being exposed brick chimney breast with flagstone hearth and inset solid fuel stove with exposed



brick back and alcove to the side, the room also having continuation of the wood effect laminate flooring, deep pine skirting, staircase rising to the first floor and double glazed window to the rear.

An open doorway leads through into:



## KITCHEN

14'2" max x 5'9" max (4.32m max x 1.75m max)



An initial kitchen area offering a generous range of integrated units with white gloss door fronts and brush metal fittings, having two runs of laminate preparation surfaces, one with inset composite sink and drain unit with articulated mixer tap and metro style tiled splash backs, integrated appliances including Neff ceramic induction hob with stainless steel chimney hood over and single oven beneath, tiled floor and double glazed window to the side. The kitchen area incorporates a further area which has space for a free standing fridge freezer having continuation of the tiled floor and composite exterior door with double glazed diamond light leading into the side courtyard.

A further door gives access into:







### GROUND FLOOR CLOAK ROOM/UTILITY

6' x 6' (1.83m x 1.83m)



Having fitted wall and base units which complement the main kitchen, laminate work surface with inset stainless steel sink and drain unit with chrome mixer tap, close coupled WC, wall mounted Worcester Bosch gas central heating boiler, central heating radiator and double glazed window.

RETURNING TO THE SITTING ROOM A STAIRCASE RISES TO:

### FIRST FLOOR LANDING

15'4" x 3' (4.67m x 0.91m)

Having access to loft space above and further doors to:

### BEDROOM 1

12'4" x 9'10" (3.76m x 3.00m)



Having over stairs storage cupboard, central heating radiator and double glazed window to the front.

### BEDROOM 2

11'11" x 8'9" max into alcove (3.63m x 2.67m max into alcove)



A further double bedroom having a pleasant aspect to the rear, chimney breast with alcove to the side, central heating radiator and double glazed window.

### BATHROOM

8'2" x 5'11" (2.49m x 1.80m)



Tastefully appointed having a contemporary suite



comprising P shaped shower bath with chrome mixer tap, further wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the rear.

## EXTERIOR



The property occupies a deceptive plot set back from the lane behind an open plan frontage which has a Tarmacadam driveway with block set edging providing off road car standing. A further vehicular access is located off Main Road, down a lane which runs to the rear of the cottages and in turn to a further generous parking area and detached garage. The rear garden is generous by modern standards, approaching 190 ft. in length, being mainly laid to lawn, enclosed by feather edge board panel fencing with established hedging, leading onto a terraced seating area with raised planters providing a further outdoor living/entertaining space.







### **GARAGE**

36' deep x 15'1" wide (10.97m deep x 4.60m wide)



The garage provides a fantastic space which could house four vehicles, ideal for the car enthusiast or simply as an excellent workshop or storage space with double width up and over door, power and light, and has been partitioned to create a further workshop area at the rear with courtesy door and window.



## **WORKSHOP**

15'1" x 8'3" (4.60m x 2.51m)

Having laminate work surface with round bowl sink, cold water tap and wall mounted water heater.

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band A

## **TENURE**

Freehold

## **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>

## **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).



**GROUND FLOOR**

**FIRST FLOOR**

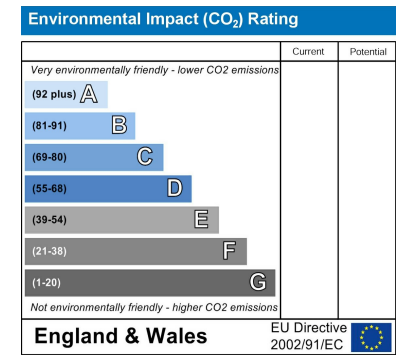
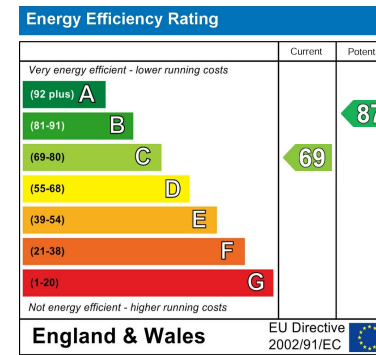
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

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