



**Breydon, Main Street, Langar,
Nottinghamshire, NG13 9HE**

£439,000
Tel: 01949 836678

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

Breydon is a spacious and versatile detached home which has been significantly extended to create a wealth of accommodation which approaches 2400 sq ft. The property would be perfect for families either upsizing or relocating into this village making use of the highly regarded local school, but could appeal to a wider audience particularly extended families as there is potential for an annexe style area with double bedroom to the ground floor.

The property benefits from three reception rooms including a good size sitting/dining room with attractive exposed brick fireplace. In addition there is a spacious dining kitchen which has been recently updated with a generous range of contemporary Shaker style units finished in heritage colours, this room benefitting from access out into the rear garden. In addition there is a ground floor cloakroom and a secondary hallway which leads through into a study/family room. The first floor accommodation is particularly versatile with a separate master suite accessed off its own staircase and offering a generous level of accommodation approaching 270 sq ft comprising a large double bedroom and superb contemporary ensuite. For those with younger children this would potentially be ideal as a guest suite or perfect for older children. Accessed off the main stairwell is the bulk of the sleeping accommodation extending to four bedrooms, one of which benefits from further ensuite facilities and with the second main bedroom accessed via what is currently a single bedroom but alternatively would make an excellent dressing room or further scope for additional ensuite. There is also a first floor family bathroom.

The property occupies a heart of the village location on a plot that has been landscaped for relatively low maintenance with two block set driveways and garage with additional small workshop, enclosed landscaped garden to the rear.

In addition the property benefits from UPVC soffits and fascias, gas central heating and hot water system and relatively neutral decoration throughout and, although the property is likely to require some further cosmetic updating, provides a fantastic level of internal accommodation, particularly at this price point.

The village of Langar lies in the Vale of Belvoir and has amenities including a well regarded primary school and village pub. Further facilities can be found in the nearby market town of Bingham including a range of shops, doctors and dentists, leisure centre, secondary schooling and railway station with links to Nottingham and Grantham.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE:

ENTRANCE HALL

13'4 x 4'6 (4.06m x 1.37m)



Having attractive strip wood flooring, central heating radiator, telephone point, two ceiling light points, staircase rising to the first floor with storage cupboard beneath, door to:

STUDY

11'9 x 6'6 (3.58m x 1.98m)



Perfect as a home office alternatively would make an excellent teenage snug. Having ceiling light point, central heating radiator and UPVC double glazed window to the front elevation.

BREAKFAST KITCHEN

16'10 x 12'0 (5.13m x 3.66m)



A generous family orientated space which has recently

been upgraded with a refitted contemporary kitchen finished with Shaker style door fronts in heritage colours, having granite effect laminate preparation surfaces, inset sink and drain unit with articulated mixer tap, integrated appliances include electric hob with chimney hood over and single oven beneath and plumbing for dishwasher. The room is a good size and would accommodate a living/dining area benefitting from French doors leading out into the rear garden and having two ceiling light points, attractive stone effect tiled floor, UPVC double glazed window and French doors.

A further door leads to:



SIDE ENTRANCE HALL

100 x 44 (3.05m x 1.32m)

Having understairs alcove which also offers plumbing for washing machine, continuation of the tiled floor, two ceiling light points, UPVC double glazed external door and further doors leading to:

CLOAKROOM

4'9 x 2'8 (1.45m x 0.81m)



Having a two piece white suite comprising close coupled wc, wall mounted wash basin with chrome taps and tiled splashbacks, central heating radiator, continuation of the tiled floor, ceiling light point and UPVC obscure double glazed window to the side.

FAMILY ROOM / GROUND FLOOR BEDROOM

13'6 x 11'5 (4.11m x 3.48m)



A versatile reception space which has previously been utilised as a home gym but would make an excellent family or games room with access out onto the rear garden, alternatively perfect for extended families with potential as a ground floor double bedroom. Having mirrors to one wall, ceiling light point, oak flooring, central heating radiator and UPVC double glazed French doors leading out into the rear garden.

Returning to the kitchen, a part glazed door leads through into the:

SITTING / DINING ROOM

25'9 x 14'1 max (7.85m x 4.29m max)



A particularly well proportioned reception benefitting from a dual aspect with the main feature being an attractive exposed brick chimney breast with quarry tiled hearth and inset open grate, alcoves to either side, oak strip wood flooring, two central heating radiators, coved ceiling with two light points, additional wall light points, a door returning to the initial entrance hall and from the dining area a further door gives access through into:



SECONDARY STAIRCASE

Which rises to the master suite:

MASTER BEDROOM

14'5 x 13'9 (4.39m x 4.19m)



A fantastic master bedroom incorporating a contemporary ensuite wet room which in total gives approximately 270 sq ft of floor space. Having built in wardrobes, attractive high pitched ceiling with inset downlighters, central heating radiator and UPVC double glazed window to the front. An attractive contemporary obscure glass screen gives access through into a superb:



ENSUITE BATHROOM

10'6 x 6'1 (3.20m x 1.85m)



Having a large walk-in wet area with chrome contemporary shower mixer with deluge rose over and independent handset, double ended Phoenix Whirlpool bath with chrome mixer tap, half pedestal wall mounted wc with concealed cistern, contemporary vanity unit with gloss white front, integrated basin with vanity surface surround and chrome mixer tap, wall mounted mirror and

shaver point, stone tiled splashbacks and floor with electric underfloor heating, chrome contemporary towel radiator, inset downlighters to the ceiling and UPVC obscure double glazed window to the rear.



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

GALLERIED LANDING



Having inset skylight, central light point, central heating radiator and doors leading to:



DRESSING ROOM / BED 6

12'0 x 8'0 (3.66m x 2.44m)



A versatile room currently utilised as a single bedroom but gives access through into bedroom 2 and would therefore make an excellent dressing room or possible conversion into a further ensuite taking into account its situation adjacent to the main bathroom. Having ceiling light point, central heating radiator, built in wardrobes, UPVC double glazed window to the rear and door leading through into:

BEDROOM 2

15'9 x 13'7 (4.80m x 4.14m)



A well proportioned double bedroom having attractive high vaulted ceiling with inset downlighters, central heating radiator, dual aspect with UPVC double glazed windows to both the front and rear.



BEDROOM 3

14'3" max (inc ensuite) x 12'1" max (4.34m max (inc ensuite) x 3.68m max)



A further double bedroom benefitting from ensuite facilities and fitted with a range of built in wardrobes and storage cupboards, central heating radiator, ceiling light point and UPVC double glazed window to the rear.

ENSUITE SHOWER ROOM

9'1 x 5'5 (2.77m x 1.65m)



BEDROOM 4

14'0 x 12'8 (4.27m x 3.86m)



Having a three piece suite comprising quadrant shower enclosure with curved sliding double doors, chrome wall mounted thermostatic mixer tap with independent handset over, close coupled wc, pedestal wash hand basin, tiled floor and walls, inset downlighters to the ceiling, central heating radiator and UPVC obscure double glazed window to the rear.

Again a double bedroom fitted with a generous range of built in wardrobes, dressing table, overhead storage cupboards and central alcove for double bed, ceiling light point, central heating radiator and UPVC double glazed window to the front.

BEDROOM 5

12'9 max x 12'10 max into alcove (3.89m max x 3.91m max into alcove)



Having built in wardrobes with storage above, central heating radiator, ceiling light point and UPVC double glazed window to the front.



BATHROOM

8'9 x 6'0 (2.67m x 1.83m)



Having a white suite comprising tile panelled bath, separate shower enclosure with chrome flush mounted mixer tap with independent handset over, pedestal wash hand basin, close coupled wc, fully tiled walls and floor, central heating radiator, wall mounted shaver point and UPVC obscure double glazed window to the rear.

EXTERIOR

The property is set back from the road behind picket fenced frontage with brick piers, block set driveway to both sides of the property and exterior lighting. To the rear of the property there is an enclosed garden designed for low maintenance with block set terrace, additional raised flagstone terrace, sleeper edged borders with established trees and shrubs, enclosed by panelled fencing. There is exterior lighting and cold water tap.



GARAGE

18'5 max x 14'0 max (10'9 min width) (5.61m max x 4.27m max (3.28m min width))

Having electric roller shutter door, power and light, housing the Baxi gas central heating boiler, cupboard housing Megaflow hot water system, UPVC double glazed window and courtesy door to the rear.

STORAGE AREA

To the opposite side of the property is a small storage area having roller shutter door.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (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:-

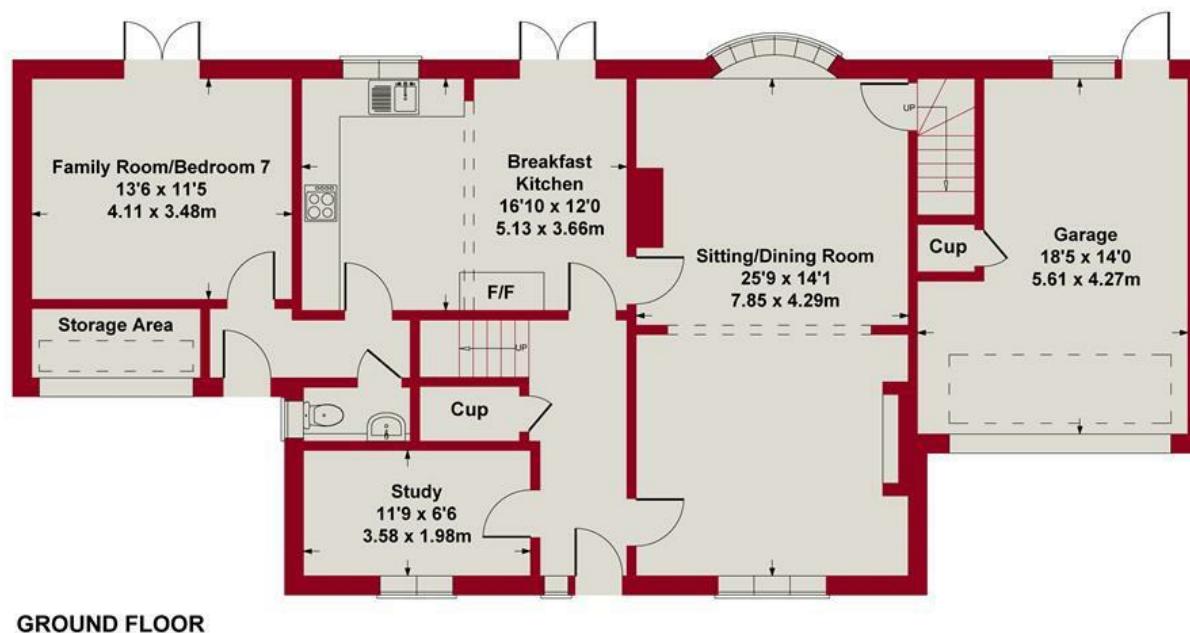
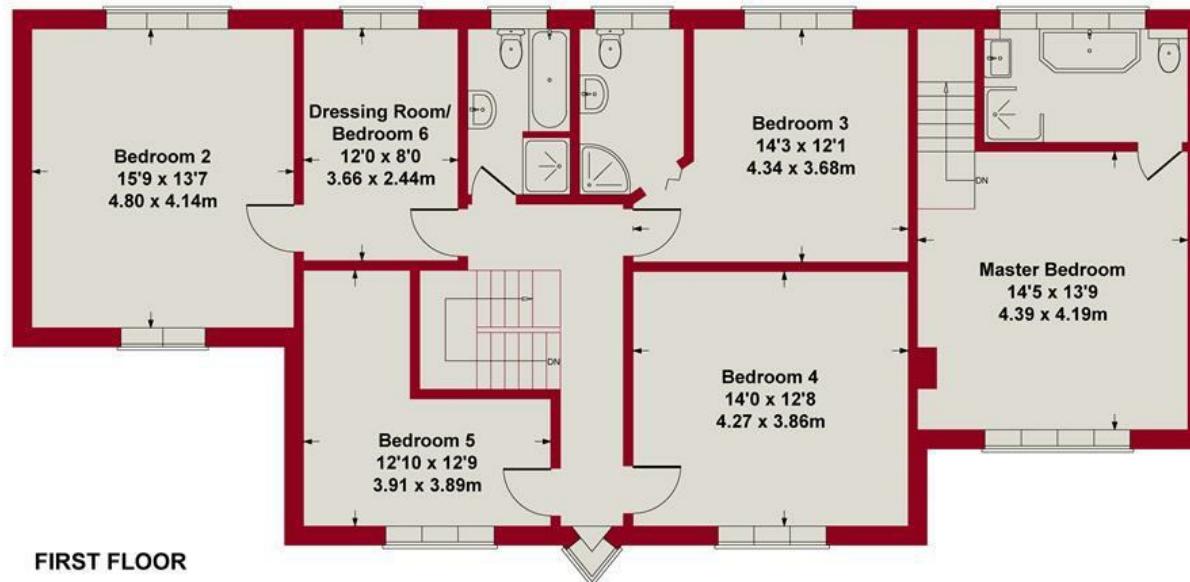
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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



GROUND FLOOR

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 | | |
| (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 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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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.

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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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