



**3 Conery Lane, Whatton, Nottinghamshire,
NG13 9FB**

Chain Free £340,000
Tel: 01949 836678

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

An interesting opportunity to purchase an individual detached bungalow of deceptive proportions, occupying an established level plot which extends to approximately 0.28 of an acre or around 1,160 sq.m. with an excellent level of off road parking and established gardens.

This traditional bungalow has been significantly altered over the years, offering an excellent level of versatile single storey accommodation but is ready for a complete program of modernisation and refurbishment. The property provides an excellent blank canvas for somebody to place their own mark on a home and create quite a unique dwelling.

The current accommodation extends to three main reception areas with a kitchen and side lobby off, two bath/shower rooms and potentially three bedrooms and includes potential annexe rooms at the rear encompassing, a kitchen area with reception and bedroom off.

As well as the accommodation the property occupies an attractive, well proportioned plot, particularly by modern standards, set well back from the lane with a sweeping driveway providing a considerable level of off road parking which continues to a garage. The remainder of the frontage is lawn and benefits from a westerly aspect. The rear garden has a southerly side aspect and offers a good degree of privacy.

Overall this would be ideal for purchasers with a higher budget looking to create an individual home to their own taste.

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

27'11" max x 11'6" max (8.51m max x 3.51m max)

A well proportioned initial entrance vestibule providing a generous reception space having built in cloaks cupboard, central heating radiator and further doors leading to:

STUDY

10'11" x 11'11" (3.33m x 3.63m)

A versatile reception currently utilised as a home office but could be used for a variety of purposes having double glazed window to the front, double doors leading through into the sitting room and further patio door leading into:

LEAN TO CONSERVATORY

18'9" x 10'7" (5.72m x 3.23m)

Having a polycarbonate roof, double glazed windows and patio doors to both side and rear elevations, providing a useful footprint but to all intents and purposes is likely to require replacement.

RETURNING TO THE STUDY AREA, A PAIR OF DOUBLE DOORS LEAD THROUGH INTO:

SITTING ROOM

18' x 13'10" (5.49m x 4.22m)

A well proportioned reception having aspect to the side, the focal point to the room being a feature fire surround and mantel with tiled hearth and back with inset solid fuel stove, the room also having central heating radiator, double glazed window to the side and a further door returning to the initial entrance hall.

KITCHEN

11'3" x 9' (3.43m x 2.74m)

Although requiring updating is currently fitted with a range of wall, base and drawer units with runs of laminate preparation surfaces having inset stainless steel sink and drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including double oven, electric hob, dishwasher and washing machine, double glazed window to the front and a further door leading through into:

PANTRY

4'6" x 2'11" (1.37m x 0.89m)

Having fitted shelving and base units and double glazed window to the side.

RETURNING TO THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO:

SIDE ENTRANCE LOBBY

9' x 4'1" (2.74m x 1.50m)

Having a composite door to the front and timber part glazed door at the rear giving access from the front to the rear of the property and also housing gas central heating boiler and electrical consumer units.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

WET ROOM

7'10" x 6' (2.39m x 1.83m)

A purposely designed wet room having fully tiled floor and walls, electric shower, central heating radiator and double glazed window to the side.

BATHROOM

7'8" x 8'7" (2.34m x 2.62m)

Having suite comprising panelled bath, close coupled WC, bidet and pedestal washbasin, central heating radiator and double glazed window to the side.

BEDROOM 1

16' x 13'4" (4.88m x 4.06m)

A well proportioned double bedroom having aspect to the side with a range of built in wardrobes, central heating radiator and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

INNER HALLWAY

11'7" x 3'4" (3.53m x 1.02m)

Having a central heating radiator and further doors to:

BEDROOM 2

10' x 11'8" (3.05m x 3.56m)

A double bedroom having aspect to the side with central heating radiator and double glazed window.

SECONDARY KITCHEN/RECEPTION AREA

16'3" x 13'2" (4.95m x 4.01m)

This area of the property was designed to provide annexe style facilities to the main bungalow and would therefore potentially be ideal for dependent relatives or extended families, the room having a fitted kitchen area with base units, tiled preparation surface over, inset stainless steel sink and drain unit, plumbing for washing machine, space for further free standing appliances, wall mounted gas central heating boiler, feature brick fire surround, two central heating radiators, French doors to the side and a further bifolding door leading through into:

BEDROOM 3

13' x 7'11" (3.96m x 2.41m)

A versatile space which could be utilised as a bedroom or reception area having central heating radiator and double glazed window overlooking the rear garden.

RETURNING TO THE KITCHEN/RECEPTION AREA A FURTHER DOOR GIVES ACCESS INTO:

SIDE ENTRANCE LOBBY

3'4" x 4'5" (1.02m x 1.35m)

Having entrance door into a lobby area with a further doorway into:

ADDITIONAL SPACE

19'11" x 3'7" (6.07m x 1.09m)

A additional space which could provide ensuite facilities. This space does have a shower area but this part of the property does require general maintenance and updating.

EXTERIOR





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>

COUNCIL TAX BAND

Rushcliffe Borough Council - Band tbc

TENURE

Freehold

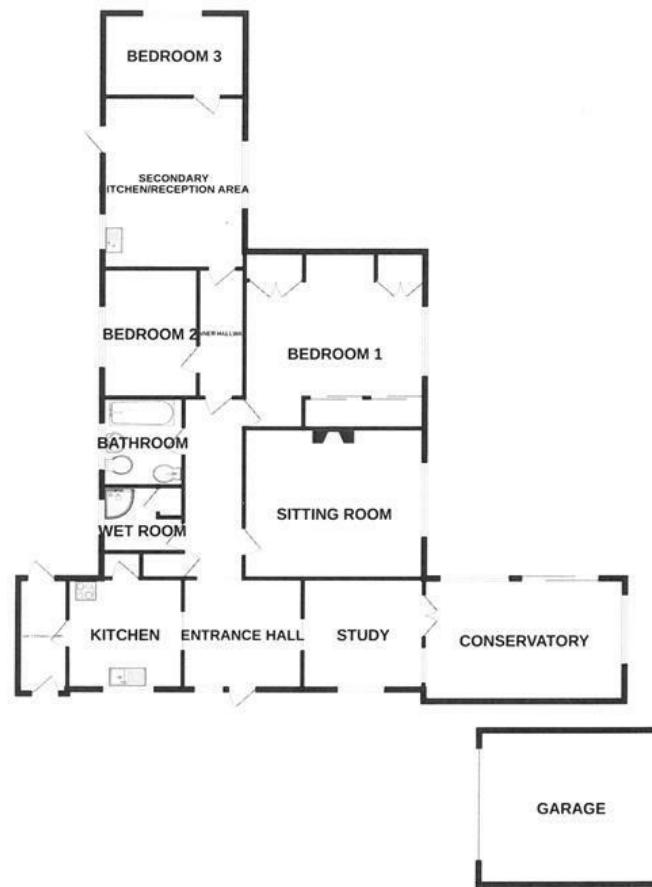
ADDITIONAL NOTES

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

Please note there are covenants within the title, further details upon request

ADDITIONAL INFORMATION

GROUND FLOOR



3 CONERY LANE, WHATTON, NG13 9FB

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



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