



Rivendell Main Street, Sutton Cum Granby,  
Nottinghamshire, NG13 9QA

No Chain £595,000  
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 **RICHARD  
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We have pleasure in offering to the market this really interesting, individual, detached, relatively modern home that was constructed around the year 2000 with a great deal of thought and attention to detail mimicking a more period barn style home with attractive brick elevations beneath a pantiled roof.

The accommodation is particularly deceptive, lying in the region of 1,800 sq.ft and offering a great deal of versatility in its layout with the ability to be utilised as a purely single storey dwelling if required.

Every room offers its own individuality with the accommodation providing up to four bedrooms and two bathrooms with the master suite lying to the ground floor and a potential fourth bedroom potentially making an excellent ground floor office or playroom. In addition there is a spacious open plan living/dining kitchen which benefits from windows to two elevations and utility off. The living area of the kitchen links through to a well proportioned sitting room with an attractive feature fireplace and windows to two elevations as well as French doors leading out into the rear garden. All of this lies off a central hallway with galleried landing off and attractive vaulted ceiling with staircase rising to the first floor where there are two double bedrooms and main bathroom.

As well as the internal accommodation the property occupies a pleasant plot overlooking a central green to the front and is set back behind gated access which leads onto a considerable level of off road parking as well as providing a double garage and double width car port which is high enough to accommodate most 4X4 SUV vehicles. Located within the frontage there is also the fantastic addition of a timber clad cabin which is utilised as a home office space and adds to the versatility of this individual home. The rear garden has been landscaped for relatively low maintenance living with hard landscaping, paved and decked seating areas, low main maintenance borders, an enclosed pergola which could potentially create an outdoor kitchen, additional storage sheds and greenhouse. The groundworks underneath have been prepared for a summer house having 200mm reinforced concrete slab. The garden benefits from a south to westerly aspect.

In addition the property is neutrally decorated throughout and benefits from double glazed windows, oil fired central heating and is offered to the market with no upward chain.

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

### SUTTON CUM GRANBY

The hamlet of Sutton cum Granby lies in the Vale of Belvoir with amenities available in the nearby village of Bottesford and market town of Bingham including local shops, primary and secondary schools, doctors and dentists surgeries, pubs and restaurants. The village is convenient for the A52 and A46, the A1 and M1 and the nearby market town of Grantham from where there is a high speed train to King's Cross in just over an hour.

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

### INITIAL ENTRANCE HALL

10' x 6'9" (3.05m x 2.06m)



A pleasant initial entrance vestibule having attractive high vaulted ceiling with exposed timber purlin and inset skylight, feature brick fire surround and cast iron period style fire insert, attractive wide board engineered oak flooring, central heating radiator and further cottage latch doors leading to:

### GROUND FLOOR CLOAK ROOM

8' x 4'8" (2.44m x 1.42m)



Having a two piece white suite comprising close coupled WC and pedestal washbasin, central heating radiator and double glazed window.

### SITTING ROOM

19'4" x 14'7" (5.89m x 4.45m)



A well proportioned, light and airy reception benefitting from windows to two elevations including French doors leading out into the rear garden. The focal point to the room is an attractive inglenook fireplace with exposed brick piers and hearth, inset solid fuel stove and alcoves to the

side. The room also having deep skirtings, fitted shelving, central heating radiator and glazed double doors leading through into:



**LIVING/DINING KITCHEN**  
24'6" x 13'3" (7.47m x 4.04m)



A well proportioned, light and airy space having double glazed windows to the front and side as well as French doors leading out into the garden. The kitchen is large enough to accommodate both a living and dining area that is open plan to the kitchen which is fitted with a generous range of Shaker style wall, base and drawer units with glazed display cabinets and U shaped configuration of laminate preparation surfaces, having inset stainless steel sink unit with swan neck articulated mixer tap and separate filtered water tap, integrated Hotpoint electric hob and

double oven, plumbing for dishwasher, space for further free standing appliances, continuation of the engineered oak flooring, two central heating radiators and further door leading through into:







## UTILITY ROOM

11'4" x 7'3" (3.45m x 2.21m)



A well proportioned space having fitted base units providing a good level of storage with laminate work surface over, inset sink and drain unit, plumbing for washing machine, space for further appliances, floor standing oil fired central heating boiler, continuation of the oak effect flooring, central heating radiator, double glazed window to the side and additional exterior door to the rear.

RETURNING TO THE KITCHEN A FURTHER COTTAGE LATCH DOOR LEADS THROUGH INTO:



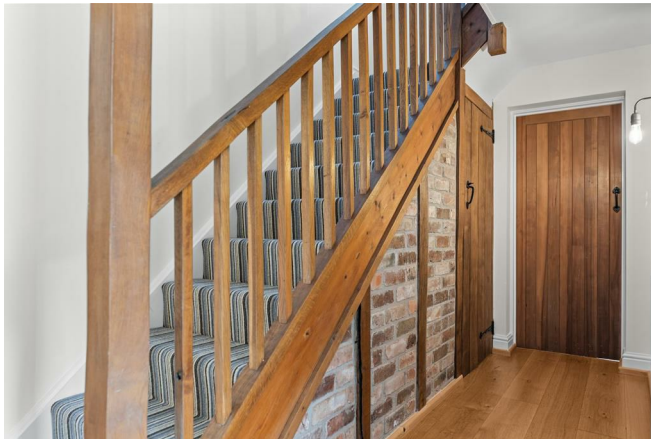


### INNER HALLWAY

17'4" x 6'4" (5.28m x 1.93m)



Having continuation of the oak effect flooring, spindle balustrade staircase rising to the first floor with useful under stairs storage cupboard beneath, central heating radiator and further cottage latch doors leading to:



### STUDY

10'5" 9'2" (3.18m 2.79m)



A versatile room which would be perfect as a home office or alternatively could make a further ground floor single bedroom, having built in storage cupboard/wardrobe, deep skirting, central heating radiator and double glazed window to the front.



### GROUND FLOOR MASTER BEDROOM

16'3" x 13'3" (4.95m x 4.04m)



A well proportioned room benefitting from ensuite facilities as well as a dual aspect having double glazed windows to the front and rear, wood effect laminate flooring, deep skirtings, central heating radiator and further door leading through into:





## ENSUITE BATH/SHOWER ROOM

10' x 7'9" (3.05m x 2.36m)



A well proportioned room appointed with a contemporary suite which comprises double ended free standing bath with mixer tap with integral shower handset, separate quadrant shower enclosure with wall mounted shower mixer and rainwater rose over, WC with concealed cistern and wall mounted washbasin, Travertine effect tiled splash backs and floor, towel radiator and double glazed window.



RETURNING TO THE INNER HALLWAY A SPINDLE BALUSTRADE STAIRCASE RISES TO:

## FIRST FLOOR GALLERIED LANDING



An attractive galleried landing having central heating radiator, double glazed window to the side, large built in walk in airing cupboard which houses the pressurised hot water system and offers an excellent level of storage and further cottage latch doors leading to:







### BEDROOM 2

17' x 13'4" max (5.18m x 4.06m max)



A well proportioned double bedroom benefitting from windows to three elevations, having built in wardrobes and storage cupboard, deep skirtings and central heating radiator.



### BEDROOM 3

10'2" x 11'5" (3.10m x 3.48m)



A further double bedroom having a dual aspect with double glazed windows to the front and side, central heating radiator and deep skirtings.





## MAIN BATHROOM

9'1" x 6'6" (2.77m x 1.98m)



Well appointed with a modern suite comprising panelled bath with chrome taps and further wall mounted shower, close coupled WC and pedestal washbasin, contemporary towel radiator, tongue and groove effect splash backs, built in cupboard and double glazed window.



## EXTERIOR



The property occupies a deceptive plot on a central position within this small hamlet, overlooking an adjacent green which provides a pleasant outlook. The property has an open plan lawned frontage with granite chipping driveway which proceeds through an electric five bar field gate and onto a substantial T shaped parking area that provides ample off road parking and, in turn, leads to a car port. This area is landscaped for relatively low maintenance living and maximises off road parking but also encompasses a really useful timber studio/cabin. To the rear

of the property is a south to westerly facing garden which has again been landscaped for relatively low maintenance living having stone chipping borders and pathways, raised timber edged vegetable garden, timber decked seating area and further enclosed play area with artificial turf. The garden offers a good degree of privacy, enclosed by feather edge board and post and rail fencing having established hedging and courtesy door returning to the front. Located within the rear garden is a further timber framed pergola, timber framed, corrugated storage shed and adjacent greenhouse, perfect for the keen gardener.











### CAR PORT

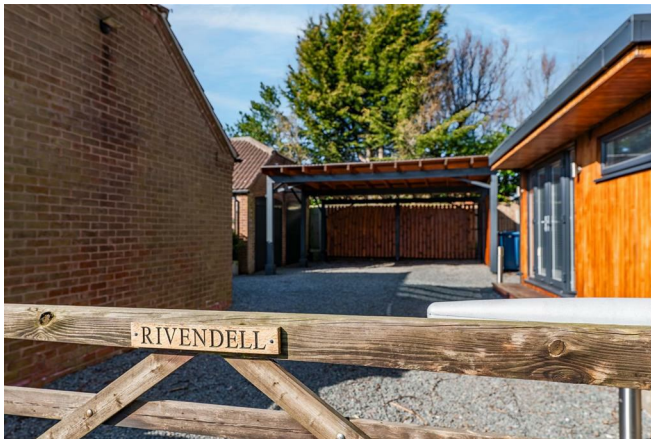
18'10" x 17'2" (5.74m x 5.23m)



A substantial double width car port providing a fantastic sheltered parking area high enough to accommodate oversized vehicles and which, in turn, leads to:

### GARAGE

18'6" x 17'10" (5.64m x 5.44m)



An attached brick and pantiled garage having twin electric roller shutter doors, power and light.



## STUDIO/CABIN



Having an attractive timber clad facade with mono pitched roof, anthracite finish double glazed French doors and air conditioning, providing a versatile which would be ideal as a home office, perfect for today's way of working or alternatively an additional workshop or home gym.



## PERGOLA

18'10" x 9'4" (5.74m x 2.84m)



A timber framed pergola with open sides having power and light and provides an excellent outdoor covered seating space, perfect for entertaining at any time of year.

## COUNCIL TAX BAND

Rushcliffe Borough Council - F

## TENURE

Freehold

## ADDITIONAL NOTES

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

There is a portion of unregistered land to the front of the property (outside of the properties boundary).

## 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>



Floorplan to follow



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		
	57	76
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.*

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