



67 Park Road, Barnstone, Nottinghamshire,
NG13 9JF

£330,000

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

- Detached Family Home
- 3 Bedrooms
- Tastefully Presented
- Carport & Single Garage
- Garden in excess of 80 ft
- Extended Accommodation
- 3 Reception Areas
- Excellent Level of Off Road Parking
- Utility
- Westerly Rear Aspect

An excellent opportunity to purchase a well presented and extended detached family home positioned within this popular and established crescent and well regarded Vale of Belvoir village.

The property has been extended to both the front and rear elevations to provide an additional level of accommodation and benefits from three reception areas, and extended fitted kitchen, and to the first floor are three bedrooms and main bathroom.

As well as the main accommodation, the property occupies an established plot, relatively generous by modern standards and offers an excellent level of off road parking to the front and side leading to the covered carport and single garage. To the rear of the garage is a useful utility room and the rear garden extends to over 80ft in length. The garden offers several seating areas and benefits from a westerly aspect.

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

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.

A GLAZEDN ENTRANCE DOOR LEADS THROUGH INTO AN INITIAL ENCLOSED;

ENTRANCE PORCH

6'7 x 3'11 (2.01m x 1.19m)

A useful space providing cloaks hanging, double glazed window.

Further door leading through into the main;

ENTRANCE HALL

15'7 x 6'3 (4.75m x 1.91m)

A pleasant entrance hall having laminate flooring, spindle balustrade staircase rising to the first floor.

Further doors leading to;

SITTING ROOM

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

Linking through into the dining room and flooded with light from the large double glazed picture window to the front, focal point of the room is a Minton style stone fire surround mantle and hearth with inset open fire, laminate flooring.

A large open doorway leads to the;

DINING ROOM

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

A versatile space ideal as formal dining, linking the sitting room and through into the garden room, laminate flooring.

Further glazed door leading to;

GARDEN ROOM

12'10 x 8'3 max (3.91m x 2.51m max)

A useful addition to the property providing a further versatile reception space, ideal as a sitting room or alternatively would make an excellent home office or snug, having laminate flooring, shelved alcove, skylight to the ceiling, double glazed window to the side and French doors out into the rear garden.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO THE;

BREAKFAST KITCHEN

15'10 x 8'4 (4.83m x 2.54m)

A well proportioned space having been extended to the rear and benefits from double glazed windows to two elevations as well as a skylight to the ceiling. Appointed with a generous range of wall, base and drawer units, glass fronted display cabinets, L-shape configuration of work surfaces with inset bowl, sink and drainer unit with articulated mixer tap, integrated appliances including double oven, ceramic hob, fridge, freezer, dishwasher, useful under stairs pantry/storage cupboard, double glazed exterior door to the side.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having built-in airing cupboard which houses the hot water cylinder, double glazed window to the side.

Further doors leading to;

BEDROOM 1

13'3 x 12'2 max (4.04m x 3.71m max)

A well proportioned double bedroom, having large double glazed picture window to the front.

BEDROOM 2

10'6 x 12'3 (3.20m x 3.73m)

A further double bedroom having double glazed window with aspect to the rear.

BEDROOM 3

10'0 max x 7'10 max (3.05m max x 2.39m max)

A single bedroom or first floor office, having over stairs storage cupboard, double glazed window to the front.

BATHROOM

8'3 x 5'6 (2.51m x 1.68m)

Having a suite comprising of panelled bath with chrome mixer tap and wall mounted electric shower, vanity unit, WC with concealed cistern, vanity surface with inset wash basin, two double glazed windows to the rear elevation.

EXTERIOR

The property occupies a pleasant position on the westerly side of this small development, benefitting from much of the days sun, set back from the road with an open plan frontage which is mainly laid to lawn, double width gravelled driveway providing an excellent level of off road parking which continues via a timber gate to the side where there is additional parking continuing under a useful carport and leading to the;

GARAGE

13'10 x 9'8 (4.22m x 2.95m)

Having timber doors and window to the side, power and light

To the rear is a useful;

UTILITY AREA

9'5 x 7'5 (2.87m x 2.26m)

Having laminate work surface and sink, fitted with a range of units providing storage, plumbing for washing machine and space for further free standing appliances.

GARDEN

A generous size by modern standards and benefitting from a westerly aspect having an initial seating area, leading out onto a central lawn with raised timber deck area and useful timber storage shed, with a further paved seating area at the foot.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, drainage, electric 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>

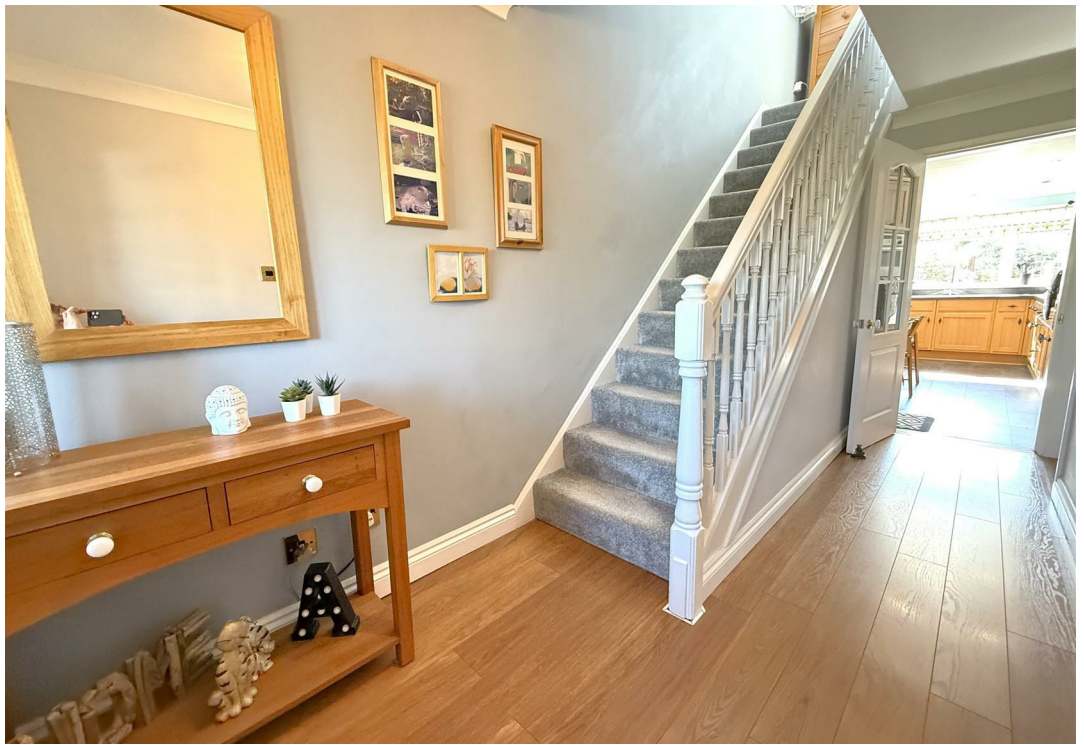
School Ofsted reports:-

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

Planning applications:-

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













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		87
(81-91) B		
(69-80) C		67
(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



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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