



27 Works Lane, Barnstone,
Nottinghamshire, NG13 9JJ

£303,000
Tel: 01949 836678

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

We have pleasure in offering to the market this charming semi detached period cottage which offers a good level of accommodation approaching 1,000sq.ft.. Thoughtfully modernised throughout, retaining a traditional level of character expected for a property of it's age having spacious rooms with high ceilings to the ground floor and various features that come together to create a delightfully homely atmosphere. The property boasts 3 main receptions as well as a generous breakfast kitchen, useful utility and ground floor bathroom with 2 double bedrooms to the first floor. The sitting room offers an attractive, heavily beamed ceiling, beautiful fireplace and inset solid fuel stove that links through into a useful study area and, in turn, into a versatile utility/rear entrance hall and well appointed ground floor bathroom. The dining room is of generous proportions and leads into the well proportioned kitchen fitted with a generous range of units, having an aspect into the rear garden. To the first floor there are 2 double bedrooms, the master having aspect to the front and the rear bedroom having views across neighbouring gardens to fields beyond.

In addition the accommodation is tastefully decorated throughout and benefits from UPVC double glazing and gas central heating.

As well as the accommodation the property occupies a pleasant plot with established front and rear gardens that could offer the potential for off road parking subject to consent.

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.

TIMBER TRADITIONAL STYLE ENTRANCE DOOR WITH MULTI PANE LIGHTS GIVES ACCESS THROUGH INTO:

INITIAL ENTRANCE HALL

5'4" x 4'1" (1.63m x 1.24m)



Having part pitched ceiling with inset downlighter, exposed floor boards, deep skirting and an open doorway leading through into:

DINING ROOM

15' x 12'2" (4.57m x 3.71m)



A well proportioned versatile reception ideal for formal

dining lying adjacent to the kitchen, having aspect to the front with high coved ceiling, chimney breast with alcoves to the side, deep skirting, exposed floor boards, central heating radiator and double glazed window to the front.

A further open doorway leads through into:

BREAKFAST KITCHEN

15'1" x 9' (4.60m x 2.74m)



A well proportioned space having aspect to the rear with high ceiling, chimney breast with alcoves to the side, fitted with a range of base units and full height wall cupboard in a cottage style with oak preparation surfaces, inset ceramic sink and drain unit with brushed metal swan neck mixer tap and tiled splash backs, space for free standing electric cooker, room for further under counter appliance, wall mounted gas central heating boiler, exposed floor boards, deep skirting, central heating radiator and double glazed window.

Returning to the dining room a further door leads through into:



SITTING ROOM

12'2" x 13'6" (3.71m x 4.11m)



An attractive room offering a wealth of character having heavily beamed ceiling, deep skirting and architrave, oak effect flooring, chimney breast, attractive exposed brick fireplace with raised hearth and inset solid fuel stove with oak mantle over, shelved alcoves to the side, central heating radiator and double glazed window to the front.

A further open doorway leads through into:

STUDY/SNUG

10'2" x 9'3" (3.10m x 2.82m)



A versatile reception currently utilised as a home office having continuation of the oak effect flooring, deep skirting, attractive stripped pin cottage latch door giving access to a useful under stairs storage cupboard/pantry, double glazed window to the rear and staircase rising to the first floor.

Further cottage latch door leading through into:

UTILITY ROOM

8'3" x 6'1" (2.51m x 1.85m)



Combining a secondary rear entrance hall with utility area having plumbing for washing machine, wall mounted electrical consumer unit, central heating radiator, traditional patterned tiled floor, deep skirting, built in airing cupboard which houses a central heating radiator and provides useful storage, double glazed window to the side and exterior door into the garden.

A further oak cottage latch door leads through into:

GROUND FLOOR BATHROOM

7'7" x 5'8" (2.31m x 1.73m)



Tastefully appointed with a modern suite comprising panelled bath with glass screen, chrome taps and wall mounted shower mixer with independent handset over, closed coupled WC, pedestal washbasin with chrome mixer tap, tiled splash backs and floor, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the rear.



RETURNING TO THE STUDY A COTTAGE LATCH STRIPPED PINE DOOR GIVES ACCESS INTO THE STAIRWELL WITH TURNING STAIRCASE RISING TO FIRST FLOOR LANDING AND, IN TURN, COTTAGE LATCH STRIPPED PINE DOORS LEADING TO:

BEDROOM 1

12'2" x 13'7" into alcove (3.71m x 4.14m into alcove)



A well proportioned double bedroom having aspect to the front, chimney breast with alcoves to the side, deep skirting, central heating radiator and double glazed window.

BEDROOM 2

10'7" x 9'3" (3.23m x 2.82m)



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

EXTERIOR



The property is set back from the lane behind a established hedged frontage with on street parking to the front but offers potential to create off road parking subject to necessary consents. A timber field courtesy gate gives

access into a mainly lawned frontage having central stone chipping pathway with perimeter borders with established shrubs. To the rear of the property is an enclosed garden having initial stone chipping seating area leading onto a central lawn with sleeper edged borders, established trees and enclosed by fencing with courtesy gate to the rear.





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

Planning applications:-

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

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, 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: _

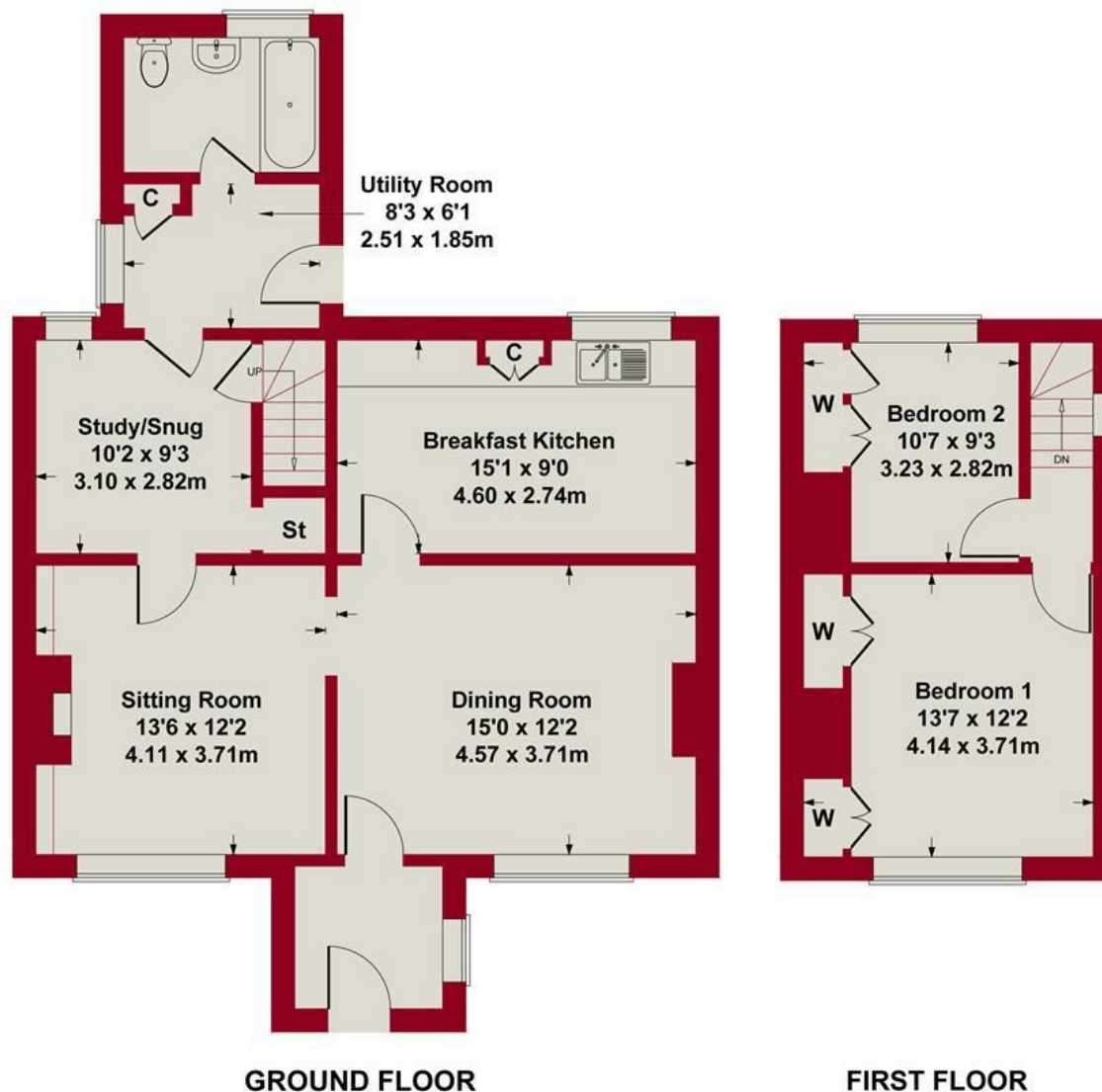
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

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

School Ofsted reports:-

Approximate Gross Internal Area
1012 sq ft - 94 sq m

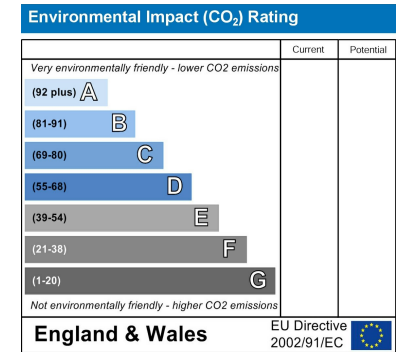
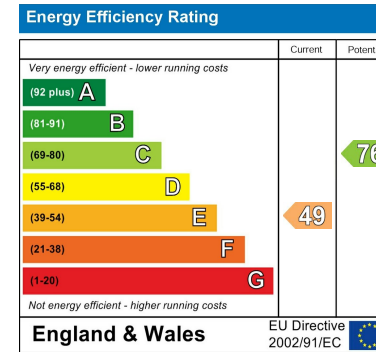


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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