



**Wayside Chapel Street, Orston,
Nottinghamshire, NG13 9NR**

**No Chain £275,000
Tel: 01949 836678**

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

- Traditional End Terrace
- Spacious Main Reception
- Ample Off Road Parking
- Well Regarded Village
- Further Potential
- 3 Bedrooms
- Delightful Established Gardens
- Attractive Location
- No Upward Chain
- Viewing Highly Recommended

An excellent opportunity to purchase a traditional end terrace located within this highly regarded village and occupying what is a delightful, established and generous plot. The property has established gardens to three sides well stocked with trees and shrubs, offering a considerable level of off road parking and, subject to consent, possibly scope to expand the accommodation further.

Internally the property is likely to require some cosmetic upgrading but appears to have been well maintained over the years and offers a dual aspect, front to back dining kitchen, a well proportioned living/dining room, three bedrooms and main shower room.

In addition the property is offered to the market with no upward chain and viewing comes highly recommended to appreciate the current accommodation, the location and also the onward potential.

A TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

ORSTON

The Conservation village of Orston has a highly regarded primary school, public house and riding school/livery yard and is located just off the A52 between the market town of Bingham and the village of Bottesford where there are further amenities including secondary schooling, shops and restaurants, doctors and dentists. The village is convenient for the A52 and A46 providing good access to the cities of Nottingham and Leicester. There is a railway station just outside the village linking to Grantham and Nottingham and from Grantham there is a high speed train to King's Cross in just over an hour.

INITIAL ENTRANCE HALL

7'4" x 3'3" (2.24m x 0.99m)

Having staircase rising to the first floor landing and further multi-paned internal doors leading, in turn, to:

SITTING ROOM

17'9" max x 13'4" max (5.41m max x 4.06m max)

A well proportioned L shaped reception which benefits from a dual aspect and would be large enough to accommodate both a living and dining area, the focal point to the room being a feature exposed brick fireplace with mantel over.

BREAKFAST KITCHEN

17'11" max x 9' (5.46m max x 2.74m)

Although likely to require a general programme of cosmetic updating the room provides a generous space large enough to accommodate a breakfast or dining table. The kitchen benefits from a range of wall, base and drawer units providing a good level of storage, having two runs of laminate preparation surfaces, one with inset sink and drain unit, plumbing for washing machine, space for free standing cooker, wood grain effect flooring, window to the side and a further door leading through into:

CONSERVATORY

10'5" x 7'5" (3.18m x 2.26m)

A useful addition to the property providing a further reception space or rear entrance hall, having wood effect laminate flooring, central heating radiator, double glazed side panels, pitched polycarbonate roof and double glazed exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having double glazed window overlooking the rear garden and further doors leading to:

BEDROOM 1

10' (plus 3' for alcove) x 12' (3.05m (plus 0.91m for alcove) x 3.66m)

A well proportioned double bedroom having built in storage cupboards and wardrobes with sliding door fronts, useful over stairs alcove and double glazed window to the front.

BEDROOM 2

9'4" x 7'10" (2.84m x 2.39m)

Having initial walk through corridor into a double bedroom, having double glazed window to the side.

BEDROOM 3

9'11" x 6'3" (excluding cupboard) (3.02m x 1.91m (excluding cupboard))

Having a useful alcove which could provide wardrobe space and double glazed window to the side.

SHOWER ROOM

10' max x 5'9" (3.05m max x 1.75m)

An L shaped room having a three piece suite comprising quadrant shower enclosure with curved double doors and wall mounted shower, close coupled WC and pedestal washbasin, column towel radiator and double glazed window to the rear.

EXTERIOR

The property occupies a delightful established plot located on a no through lane within this highly regarded village, set well back on a slightly elevated plot behind a picket fence frontage, having well stocked perimeter borders with established trees and shrubs. A central driveway continues to the side and, in turn, the rear of the property providing a good level of

off road parking and leads to a sectional garage at the rear. The garden area to the side currently provides considerable parking and is a generous space which, subject to consent, could offer scope to expand the accommodation further.

GARAGE

17'6" x 14'5" (5.33m x 4.39m)

GARDEN

The rear garden again is an attractive feature of the property, well stocked with a range of trees and shrubs having a central lawn, well stocked borders, an initial paved terrace and central pathway which leads to an attractive timber summer house.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

TENURE

FREEHOLD

ADDITIONAL NOTES

We are informed the property is on mains gas, and electric, due to the nature of the sale we are waiting to confirm additional services (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

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/>

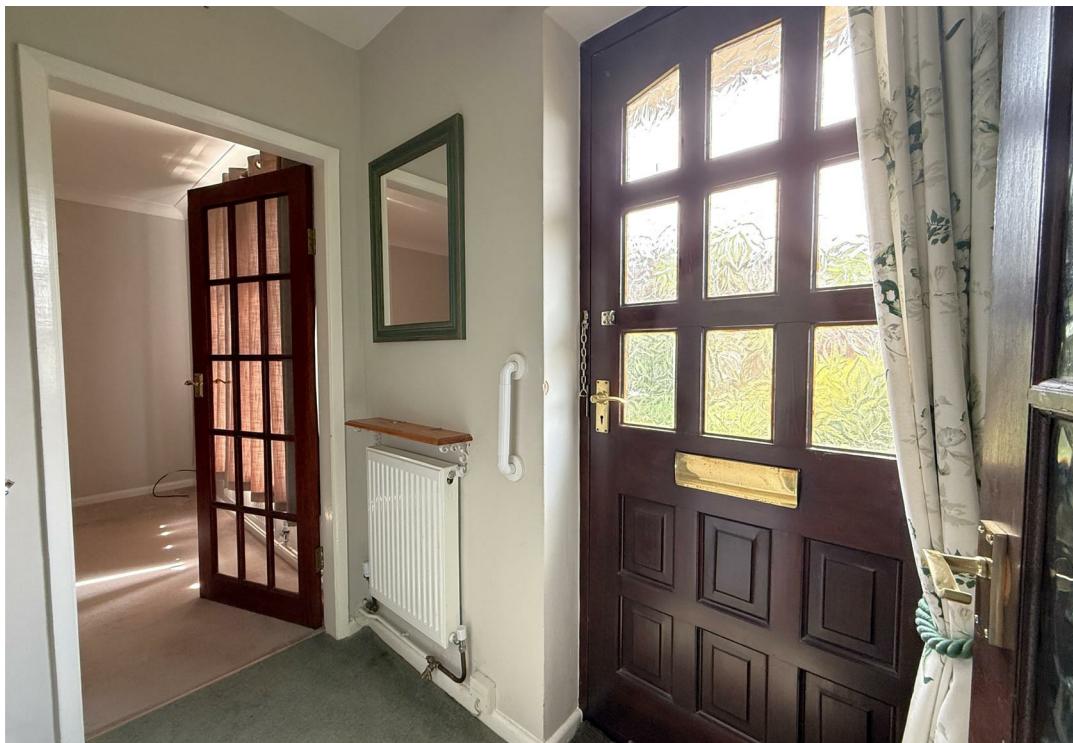
Planning applications:-

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

DIRECTIONAL NOTE

Upon entering the village from the Bingham side, passing the village church on the left, take an immediate right hand turn at the crossroads into Chapel Street. Continue along here for a

couple of hundred yards and the property can be found on the RIGHT hand side of the land, identified by our for sale board. (not to be confused with No.6 "The Walk" which is on the left hand side of the road).



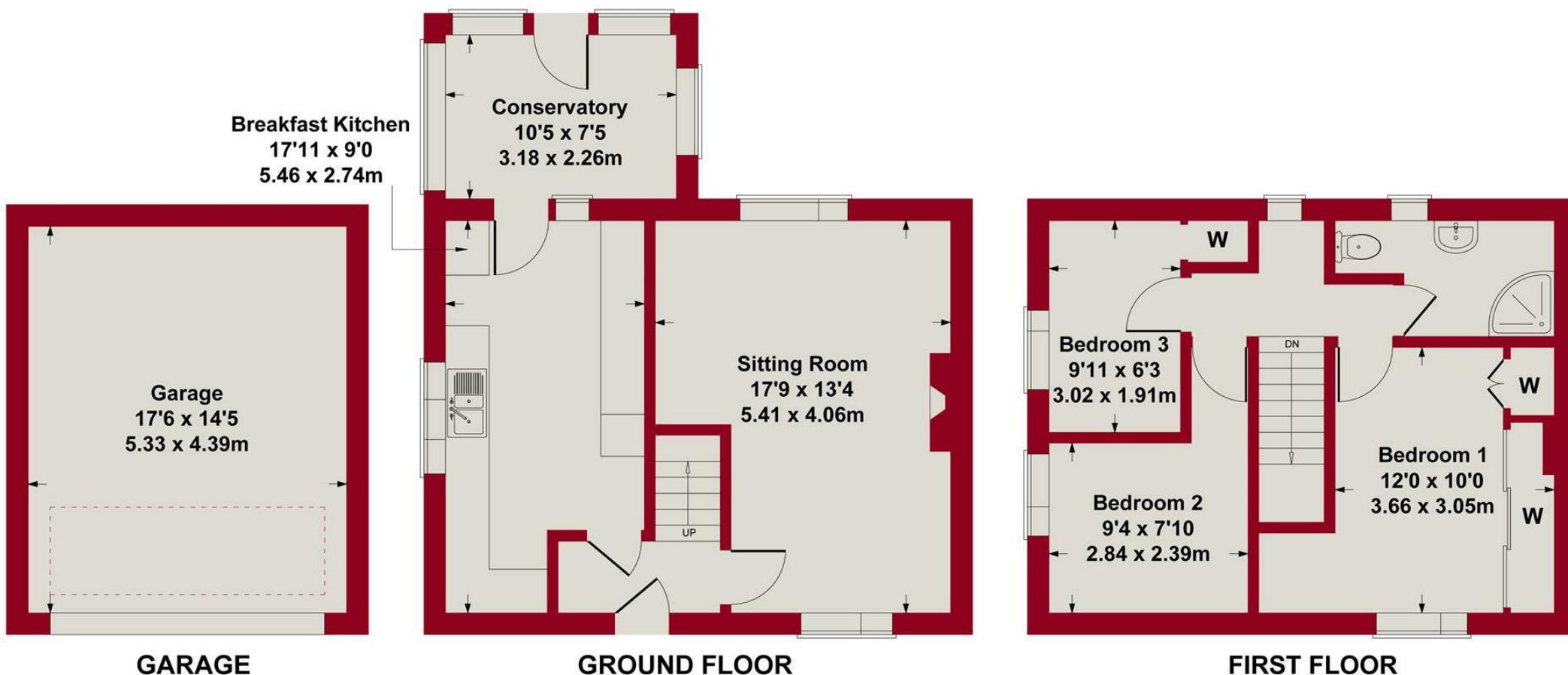












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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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	



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

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