



9 Willow Lane, Langar, Nottinghamshire,
NG13 9HL

£715,000

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

- Superb Detached Family Home
- Approaching 2,600 sq ft
- 4 Bath/Shower Rooms
- 4 Main Receptions
- Annexe Style Facilities
- Versatile Accommodation
- Up To 6 Bedrooms
- Contemporary Open Plan Living/Dining Kitchen
- Pleasant Established Plot
- Ample Off Road Parking

We have pleasure in offering to the market this unique and particularly deceptive detached individual contemporary home offering a generous and versatile level of accommodation approaching 2,600 sq ft. and occupying what is an excellent, well proportioned plot by modern standards, with a good level of off road parking and an established garden at the rear which approaches 90 ft. in length.

The property was originally completed to a bespoke design with a great deal of thought and attention to detail creating a wonderful level of internal accommodation which in the main is likely to appeal to growing or extended families making use of the potential annexe style facilities which would also offer further scope as an Airbnb or short term let which previous vendors have utilised, providing additional income if required. The property boasts four main reception rooms including a stunning open plan living/dining kitchen which creates a wonderful everyday living/entertaining space which will undoubtedly become the hub of the home. The kitchen area is fitted with a generous range of contemporary units and integrated appliances opening out to both a living and dining space with French doors leading out onto the rear garden, and flooded with light from three skylights to the pitched roof. In addition there is a useful ground floor shower room and utility and attractive hallway with part-vaulted ceiling leading up to a galleried landing above. Access to the first floor is via two separate staircases offering three double bedrooms and family bathroom, and two additional bedrooms accessed off the secondary staircase which could create annexe style facilities for teenagers or extended families with elderly relatives. To the second floor is a superb master suite situated in the eaves comprising of a large double bedroom with dual aspect and contemporary ensuite facilities. In addition the property is tastefully decorated throughout in a contemporary style with many feature walls, also benefitting from UPVC double glazing and gas central heating.

As well as the accommodation on offer the property occupies a deceptive plot with a generous frontage providing more than ample off road parking and enclosed garden to the rear with large central lawn, paved terrace and well-stocked perimeter borders.

Overall viewing is the only way to truly appreciate this fascinating individual home.

LANGAR

The village of Langar lies in the Vale of Belvoir and has an excellent community with highly regarded primary school, pub/restaurant with village shop and the highly regarded Langar

Hall hotel and restaurant. Situated on the edge of open countryside with wonderful local walks as well as 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 TIMBER STABLE DOOR GIVES ACCESS THROUGH INTO AN L-SHAPED

INITIAL ENTRANCE HALL

15'9 max x 12'10 max (4.80m max x 3.91m max)

A well-proportioned L-shaped entrance vestibule having an attractive part-vaulted ceiling with aspect up to galleried landing above, whitewash effect flooring, deep skirting, central heating radiator, ceiling light point and further doors leading to:

GROUND FLOOR SHOWER ROOM

6'0 x 6'3 max into shower enclosure (1.83m x 1.91m max into shower enclosure)

Having a contemporary white suite comprising of walk-in shower enclosure with tiled enclosure (please note the shower fitting has been removed but would be very straightforward to reinstate if required), close coupled WC, contemporary rectangular wash basin with chrome mixer tap, stone tiled splashbacks, central heating radiator, ceiling light point and extractor.

LIVING DINING KITCHEN

20'3 x 20'1 (6.17m x 6.12m)

A stunning open plan living/dining kitchen which will undoubtedly become the hub of the home perfect for entertaining and everyday living, comprising of both a living and dining area which is open plan to a beautifully appointed kitchen with a generous range of gloss units with brush metal fittings and under unit lighting, butchers block work surfaces and complimenting island unit with granite breakfast bar and inset graphite composite bowl, sink and drainer unit and chrome articulated mixer tap, integrated appliances include dishwasher and microwave, space for free-standing gas or electric range with stainless steel chimney hood over, space for free-standing fridge freezer, Valiant gas boiler concealed behind a kitchen cupboard, continuation of white wash effect flooring, part-pitched ceiling with inset Velux skylights and two pairs of UPVC double glazed French doors leading out into the rear garden. Situated within the kitchen is a built-in airing/storage cupboard which houses the pressurised hot water system

SITTING ROOM

17'5 x 11'10 (5.31m x 3.61m)

A well-proportioned light and airy reception benefitting from windows to three elevations perfect as a formal sitting room or alternatively could make a dining room or snug, having attractive white washed effect flooring, central heating radiator, two ceiling light point, UPVC double glazed windows all with bespoke fitted blinds.

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

INNER HALLWAY

Having a useful built in storage cupboard, shelved alcove, contemporary radiator, white washed effect flooring and further doors leading to:

FAMILY ROOM/ANNEXE

16'0 x 11'4 (4.88m x 3.45m)

A versatile space which could simply be used as an additional reception area in conjunction with the main house, or alternatively this area of the property would be perfect for extended family with teenager or elderly relative, having a secondary staircase rising to the first floor, and comprising of two reception rooms, ground floor utility which could provide a ground floor bedroom, kitchen area and reception.

INITIAL RECEPTION AREA

Offering attractive white washed flooring, central ceiling light point, UPVC double glazed French doors to the front.

An inner lobby gives access to a useful;

UTILITY

5'0 x 6'8 (1.52m x 2.03m)

Fitted with a range of wall and base units with brush metal fittings, butchers block work surfaces, inset stainless steel sink, bowl and drainer unit with chrome mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer, chrome contemporary radiator, ceiling light point and extractor.

STUDY/SECOND LIVING ROOM

13'4 x 10'7 (4.06m x 3.23m)

Ideal as a home office or studio, flooded with light having two large Velux skylights and UPVC double glazed French doors leading out into the rear garden, having continuation of white washed effect flooring, ceiling light point, GRP woodgrain effect exterior door

RETURNING TO THE INNER LOBBY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

FIRST FLOOR

Having an initial landing area with part-pitched ceiling with skylight, white washed effect flooring, ceiling light point and further doors leading to:

BEDROOM

11'4 x 8'8 (3.45m x 2.64m)

A pleasant double bedroom having part-pitched ceiling with light point, central heating radiator, white washed effect flooring, UPVC double glazed French door with bespoke blinds, and Juliet balcony to the front.

BEDROOM

5'0 x 8'0 (1.52m x 2.44m)

A further bedroom, with aspect to the rear, continuation of white washed effect flooring, central heating radiator, UPVC double glazed window.

SHOWER ROOM

6'0 x 4'8 (1.83m x 1.42m)

Having a contemporary three piece white suite comprising of quadrant shower enclosure with sliding curved glass screen, chrome wall-mounted shower mixer with independent shower handset over, built-in vanity area with gloss white door fronts, over-mounted wash basin with chrome mixer tap, low flush WC with concealed cistern, white wash effect flooring, tiled splashbacks, chrome contemporary towel radiator.

RETURNING TO THE INITIAL ENTRANCE HALL, A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having further doors leading to;

BEDROOM

12'1 x 12'8 (3.68m x 3.86m)

A well-proportioned light and airy double bedroom benefitting from a dual aspect, having ceiling light point, central heating radiator, UPVC double glazed windows to the front with bespoke blinds.

DRESSING AREA

7'1 x 3'10 (2.16m x 1.17m)

Having hanging rail, ceiling light point, UPVC double glazed window to the side with bespoke blinds.

BEDROOM

12'0 x 10'0 (3.66m x 3.05m)

A further double bedroom with aspect into the rear garden, having ceiling light point, central heating radiator, UPVC double glazed window.

BEDROOM

10'0 x 9'8 (3.05m x 2.95m)

A double bedroom with aspect to the rear, having central heating radiator, UPVC double glazed window.

BATHROOM

7'7 x 5'9 (2.31m x 1.75m)

Appointed with a modern but traditional style Heritage suite comprising of bath with tiled surround and chrome taps, glass shower screen, chrome wall-mounted shower mixer with independent handset over, close coupled WC, wash basin with chrome taps, fully tiled walls, inset display alcoves, contemporary towel radiator, extractor and ceiling light point.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

SECOND FLOOR

Having initial landing area with pitched ceiling with light point and Velux skylight.

Further door leading through into a fantastic;

MASTER SUITE

A double bedroom with ensuite facilities;

BEDROOM

17'0 x 11'0 (5.18m x 3.35m)

A well-proportioned double bedroom having dual aspect with skylights to the front and rear, access to loft space above, additional access to under eaves, central heating radiator and a further door leading through into:

ENSUITE SHOWER ROOM

8'0 x 5'5 (2.44m x 1.65m)

Beautifully appointed with a contemporary suite comprising of double width glass shower enclosure with chrome wall-mounted shower mixer with independent handset over, close coupled WC, half-pedestal wash basin with chrome mixer tap, slate tiled splashbacks and floor, chrome contemporary towel radiator, ceiling light point and extractor.

EXTERIOR

The property occupies a pleasant position tucked away within this quiet cul-de-sac setting, on a deceptive plot with generous frontage which has been landscaped to maximise off road parking and minimise maintenance, frontage is mainly pebbled with hedged borders and established trees and shrubs.

REAR GARDEN

A delightful rear garden, generous by modern standards enclosed to all sides, having a large central lawn with sleeper edged borders and well stocked with established trees and shrubs, and a terrace directly to the rear which gives access into the living kitchen to create an excellent outdoor entertaining space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

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>











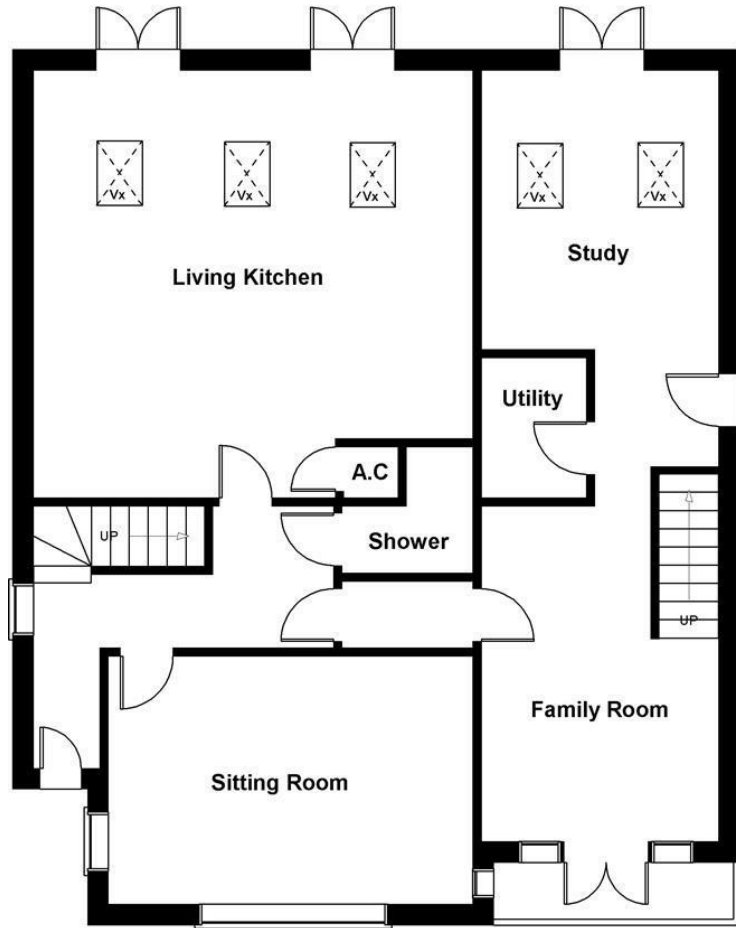




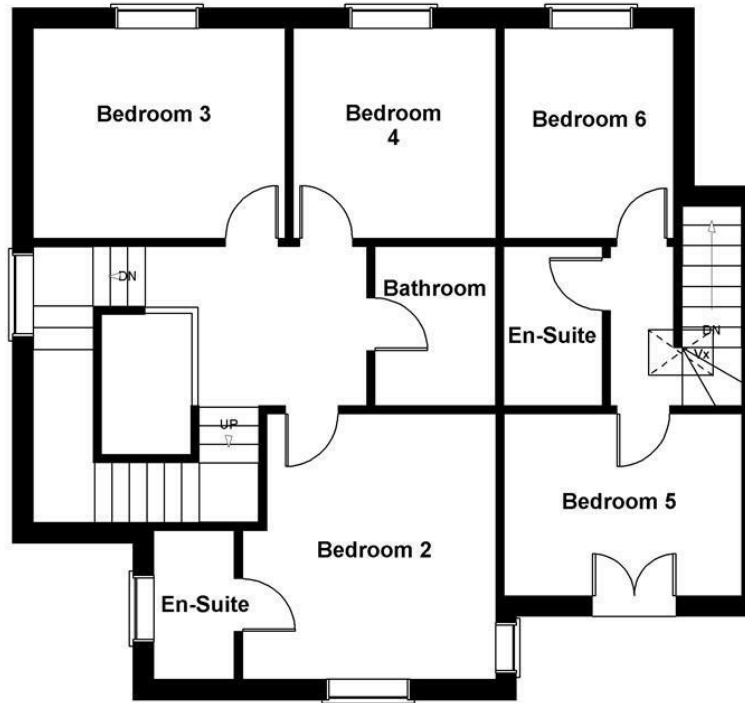




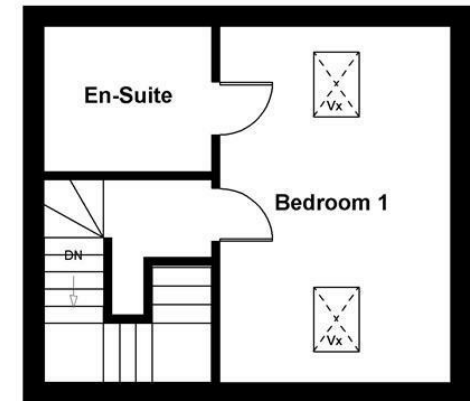
9 Willow Lane



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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		
	72	80
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		
	65	75
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



RICS



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