



69 Park Road, Barnstone, Nottinghamshire,  
NG13 9JF

Guide Price £323,000

Tel: 01949 836678

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



- Detached Family Home
- Large Open Plan Main Reception
- Tastefully Presented
- Ample Off Road Parking
- 100Ft. Rear Garden
- 3 Bedrooms
- Modern Kitchen & Shower Room
- Generous Plot
- Garage & Car Port
- Westerly Aspect

A well presented detached home located within this established small development on a generous westerly facing plot with an excellent level of off road parking to both the front and side as well as a rear garden lying in the region of 100ft. in length.

Internally the property has benefitted from a tasteful program of modernisation over recent years with contemporary kitchen and shower as well as having UPVC double glazing, recently installed bifold doors to the westerly side, gas central heating, tasteful decoration and the installation of a contemporary fire place to the lounge.

The accommodation is large enough to suit a wide range of prospective purchasers whether it be single or professional couples, young families particularly making use of the local Langar school, but also those downsizing from larger dwellings looking for a well presented home within a village location. The accommodation comprises initial entrance hall leading through in a large open plan dual aspect living/dining room and a kitchen and to the first floor, three bedrooms and a shower room.

The gardens have been landscaped to provide relatively low maintenance with a large block set driveway to the front providing ample off road parking, which continues via a pair of double gates to a covered car port and, in turn, the garage at the side. The rear garden extends to approximately 100ft. in length and encompasses various useful storage buildings with timber storage shed/workshop at the foot.

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.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

15'9" x 6'2" (4.80m x 1.88m)

A pleasant initial entrance vestibule having spindle balustrade staircase rising to first floor landing with useful under stairs storage cupboard beneath, deep skirting, attractive contemporary column radiator and coved ceiling.

Further oak glazed doors leading to:

## KITCHEN

11'10" x 8'2" (3.61m x 2.49m)

Tastefully appointed with a generous range of contemporary wall, base and drawer units having under unit lighting, U shaped configuration of butcher's block oak preparation surfaces with resin sink and drain unit with brushed metal mixer tap and oak upstands, integrated appliances including induction hob, under counter washing machine and dishwasher, twin fan assisted ovens, useful under stairs alcove ideal for free standing appliance, double glazed window and exterior door into the garden.

## OPEN PLAN LIVING/DINING ROOM

25'8" x 8'2" (7.82m x 2.49m)

A well proportioned light and airy reception benefitting from double glazed bay window to the front and bifold doors with integrated blinds at the rear. Focal point of the room is an attractive media wall, incorporating a contemporary log effect fire place, pre-wired above in preparation for a flat screen television, coved ceiling, deep skirting and two central heating radiators.

RETURNING TO THE MAIN ENTRANCE HALL:

## FIRST FLOOR LANDING

A spindle balustrade staircase rises to the first floor landing having access to loft space above, built in airing cupboard providing a useful level of storage as well as housing the Baxi gas central heating boiler, deep skirting, coved ceiling and double glazed window to the side.

## BEDROOM 1

12'7" (11'8" min) x 13'3" (3.84m (3.56m min) x 4.04m)

A well proportioned double bedroom having aspect into the close at the front with ample room for free standing furniture having coved ceiling, central heating radiator and double glazed window.

## BEDROOM 2

12'9" x 10'10" (3.89m x 3.30m)

A further double bedroom having aspect into the rear garden with coved ceiling, central heating radiator behind feature cover and double glazed window,

### BEDROOM 3

10'3" x 7'11" (3.12m x 2.41m)

Having aspect to the front with useful over stairs storage cupboard, central heating radiator and double glazed window.

### SHOWER ROOM

8'2" x 5'4" (2.49m x 1.63m)

Tastefully appointed with a contemporary suite comprising quadrant shower enclosure with glass double doors and wall mounted shower, close coupled WC set in a vanity unit with concealed cistern, separate further vanity unit having freestanding round bowl basin with chrome mixer tap and mosaic tiled splash backs, combination column towel radiator and two double glazed windows to the rear.

### EXTERIOR

The property occupies a pleasant position within this popular small development set back behind a landscaped frontage which has been designed to maximise off road parking with large block set driveway providing car standing for 3 to 4 vehicles. To the side of the property there is a timber gate giving access to a further hard standing area beneath a useful covered car port and in turn a brick built garage at the rear. The rear garden has been landscaped for low maintenance living having a large flagged terrace with block set edging creating a vast seating area that benefits from it's westerly aspect. To the foot of the garden is a pathway with vegetable garden and further substantial workshop/storage shed.

### GARAGE

20'4" x 8'3" (6.20m x 2.51m)

Brick built garage having up and over door, power and light, window to the side and attached useful timber storage shed.

### WORKSHOP/STORAGE SHED

18'3" deep x 19'5" wide (5.56m deep x 5.92m wide)

### COUNCIL TAX BAND

Rushcliffe Borough Council - 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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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











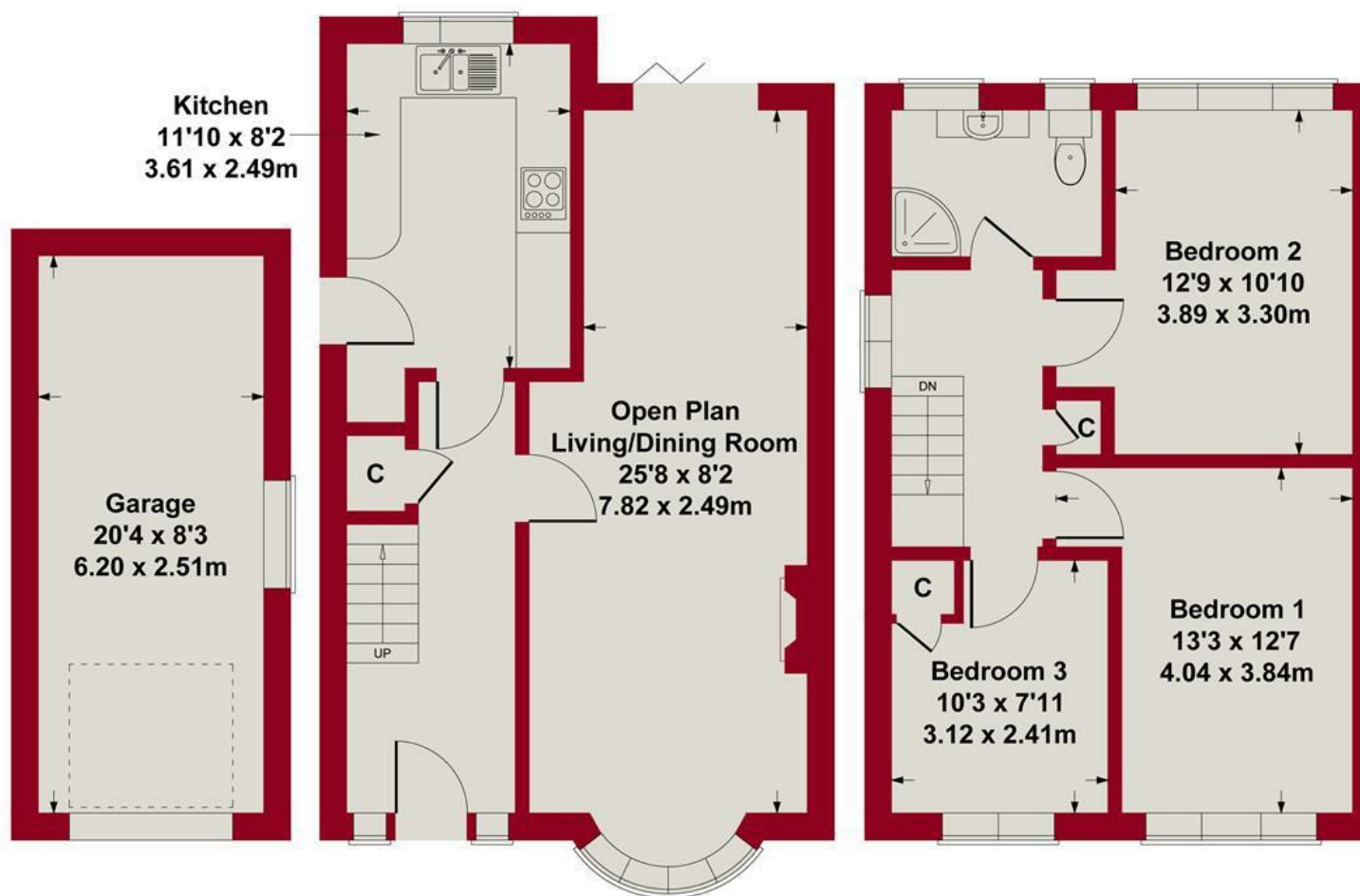








Approximate Gross Internal Area  
1055 sq ft - 98 sq m



**GARAGE**

**GROUND FLOOR**

**FIRST 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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



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**RICS**



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