

**FOR SALE**

**01949 87 86 85**

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**2 BUTLERS FIELD, LANGAR,  
NOTTINGHAMSHIRE NG13 9HS**

**£435,000**

## 2 BUTLERS FIELD, LANGAR, NOTTINGHAMSHIRE NG13 9HS

A fantastic opportunity particularly for families, to acquire a well-proportioned detached five bedroom home located on a delightful established plot close to the entrance to this small development.

Over recent years the property has seen a tasteful programme of modernisation with a beautifully appointed high specification fully fitted contemporary kitchen having a generous range of units and integrated appliances, also incorporating a clever concealed utility area. In addition there are bi-fold doors leading out from both the kitchen and sitting room providing an excellent entertaining space. There are two reception rooms and a ground floor cloakroom.

To the first floor there are five bedrooms, the master benefitting from ensuite shower room and bedrooms 3 and 4 serviced by a Jack & Jill bathroom, there is also a further family bathroom.

The property is tastefully presented throughout with contemporary decoration and benefits from double glazing, gas central heating with a new boiler fitted in 2018 and a feature gas fire within the spacious lounge.

The property occupies an attractive plot generous by modern standards and having a wider than average rear garden. The frontage has been landscaped to maximise off road parking with a generous driveway and integral double garage.

The rear garden is a delightful feature, having been thoughtfully landscaped and established over the years, filled with a variety of trees and shrubs, paved terraces, lawned area and timber summerhouse.

To the left hand side of the rear garden is the perfect vegetable garden with raised beds for plantings, a greenhouse and a shelved glass frame for potting and preparation... a gardener's haven.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On reaching the A52 turn right then immediately left as directed to Langar and Harby. Turn eventually right on the brow of the hill as directed to Langar Village. Turn first left into Butlers Field where the property will then be found immediately on the left hand side clearly denoted by the Hammond Property Services For Sale sign.

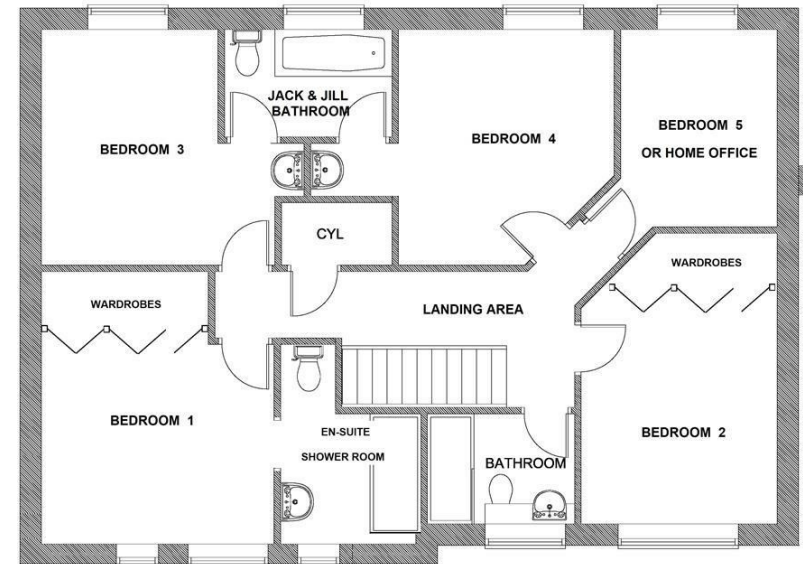
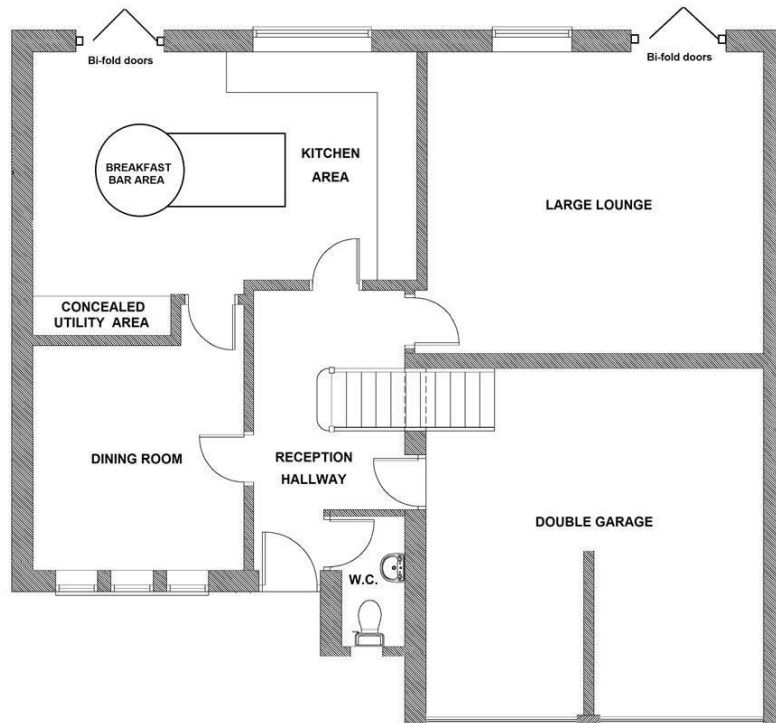
**For Sat Nav use Post Code: NG13 9HS**

**Council Tax Band**

**F**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



The village of Langar lies in the Vale of Belvoir and has an excellent community with a Primary School, 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.



An open fronted storm porch with woodgrain effect entrance door leads through into the

**RECEPTION HALLWAY**

14'0 x 8'0 (4.27m x 2.44m)

A well proportioned initial hallway with wood effect Karndean flooring, spindle balustrade staircase, central heating radiator behind feature cover and door to

**BREAKFAST KITCHEN**

18'4 x 11'4 (5.59m x 3.45m)

A well proportioned open plan breakfast kitchen which links through into the adjacent dining room / snug creating an excellent everyday living / entertaining area.

Tastefully refurbished to a high standard with a generous range of bespoke units and complementing central island unit with marble and oak preparation surfaces and integral breakfast bar. With full height larder units and integrated appliances including Neff twin fan assisted ovens with central coffee machine, Bosch dishwasher, induction hob with central down-draught extractor, wine cooler, fridge and separate freezer.





There is a bespoke integrated utility area with hide-and-slide door concealing this useful space, with plumbing for washing machine, granite preparation surface with inset Caron square sink unit with larder unit to the side concealing space for tumble drier, continuation of the Karndean flooring, contemporary column radiator, inset downlighters to the ceiling, double glazed window and bi-fold doors to the rear.

**LARGE LOUNGE**

16'6 x 14'6 (5.03m x 4.42m)

A well proportioned reception room with a wall mounted gas log effect fire, two central heating radiators and bi-fold doors into the garden.





**DINING ROOM**

11'0 x 10'6 (3.35m x 3.20m )  
with a continuation of the Karndean flooring,  
central heating radiator and UPVC double  
glazed window to the front.

**CLOAKROOM**

with a low flush W.C., pedestal wash basin,  
central heating radiator, continuation of the  
Karndean flooring and a double glazed  
window to the front.





Returning to the entrance hall, a spindle balustrade staircase rises to the

#### **FIRST FLOOR LANDING**

with a central heating radiator concealed behind feature cover, built-in shelved cupboard, separate airing cupboard also housing the pressurised hot water system.

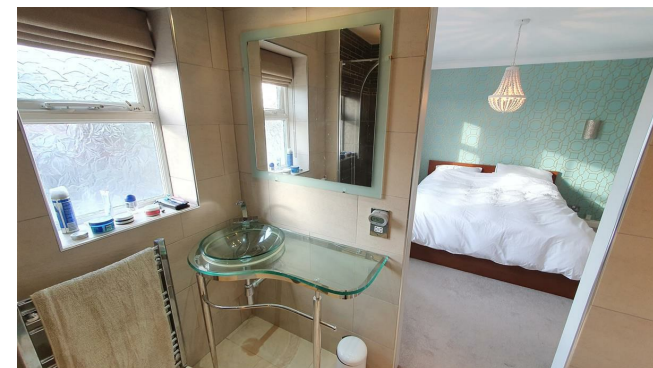
#### **BEDROOM 1**

116' x 11'3 plus the wardrobe depth (35.36m x 3.43m plus the wardrobe depth)

Having aspect to the front, fitted full height wardrobes, central heating radiator, coved ceiling, two double glazed windows to the front and door to:

#### **EN-SUITE SHOWER ROOM**

having been modernised with a suite comprising a low flush W.C., glass vanity surface with inset round basin, large walk-in double length shower enclosure with glass screen, chrome wall mounted shower mixer and shelved alcove, fully tiled walls and floor, inset downlighters to the ceiling and double glazed window to the front.





### **BEDROOM 3**

12'9 x 11'8 (3.89m x 3.56m)

A further double bedroom overlooking the rear garden, central heating radiator, vanity unit with inset wash basin, double glazed window and door into:

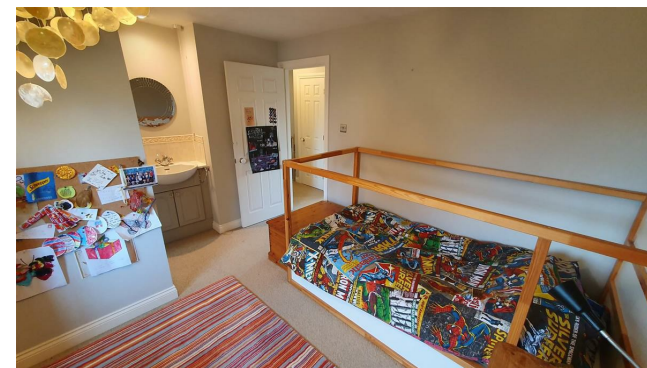
### **JACK & JILL BATHROOM**

with a panelled bath with wall mounted shower mixer over and glass screen, low flush W.C., slate effect tiled floor, central heating radiator and double glazed window.

### **BEDROOM 4**

11'3 x 10'6 (3.43m x 3.20m)

A further double bedroom with a central heating radiator, double glazed window to the rear and open archway leading through into a vanity area (4'2 x 2'6) with built in vanity unit with wash basin and door to the Jack & Jill bathroom.







### **BEDROOM 2**

12'3 plus the wardrobe depth x 9'0 (3.73m plus the wardrobe depth x 2.74m)

A well proportioned double bedroom to the front, bespoke built in full height wardrobes, central heating radiator and double glazed window.

### **BEDROOM 5 / HOME OFFICE**

10'0 x 7'6 (3.05m x 2.29m)

Currently utilised as a home office but alternatively would make a child's bedroom or dressing room. Having aspect into the rear garden, central heating radiator and double glazed window.





**BATHROOM**

with a panelled bath with chrome mixer tap and integrated shower handset, low flush W.C., built-in vanity unit with inset wash basin, tiled splashbacks and floor, central heating radiator, wall mounted shaver point, double glazed window to the front.

**OUTSIDE**

The property occupies a pleasant position set back behind an open plan frontage which has been landscaped to maximise off road parking with block set driveway and low maintenance gravel borders. The Double Garage - 5.18m x 5.13m (17'0 x 17'0) has twin up and over doors, power and light, courtesy door.





To the rear of the property is a landscaped garden lovingly established over the years and stocked with an abundance of trees and shrubs. Directly to the rear of the property is a paved terrace which leads up to a further paved area with timber pergola and the remainder of the garden is laid to lawn with well stocked perimeter borders and timber summerhouse.

**OUTSIDE - REAR**

To the left hand side of the rear garden is the perfect vegetable garden with raised beds for plantings, a greenhouse and a shelved glass frame for potting and preparation... a gardener's haven.





Rosie Chick

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