

FOR SALE

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**30 CONERY GARDENS, WHATTON IN THE VALE,
NOTTINGHAMSHIRE NG13 9FD**

OFFERS OVER £425,000

30 CONERY GARDENS, WHATTON IN THE VALE, NOTTINGHAMSHIRE NG13 9FD

NO CHAIN!

This delightful three bedroom detached bungalow has been considerably enhanced by the current owners with many simple but quality touches to add to the previously upgraded accommodation both inside and out - and enjoys the wonderful added space provided by a Snug overlooking the landscaped rear garden and is located on a quiet cul-de-sac in the green and picturesque village of Whatton in the Vale.

With beautifully manicured and landscaped gardens to the front and commanding views towards the disused village Windmill to the front and total privacy to the rear, this should be top of your weekend viewing list. With modern gas central heating & double glazing, the property is ready to move into - with carpets and blinds included!

A wall-mounted commercial Air Conditioning unit providing temperature controlled heating, cooling and dehumidifying has been fitted to Bedroom 1 and can successfully influence many of the rooms within the Bungalow.

The considerable landscaping of the rear garden has created the perfect haven with Brazilian slate tiles and Victorian style brick borders surrounding the artificial lawn.

Enter into the front porch that is perfect for storing coats and shoes, which, in turn, leads into the entrance hall which forms the heart of this spacious bungalow. To the front is the main living area with a large window overlooking the front aspect of the property including prominent views of Whatton windmill (disused). Leading from the hall is the large and extended dining kitchen with upgraded fittings (2017) with NEFF appliances. From the kitchen is a large Snug overlooking the rear garden with central heating radiator and tiled pitch roof - for use 365 days a year - with a side door that leads out into the rear garden. The property has two double bedrooms and a third large single or Home Office. Additionally there is a recently upgraded bathroom with panelled bath with shower over and screen as well as a low level W.C. and wash basin.

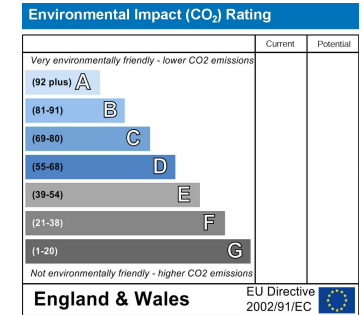
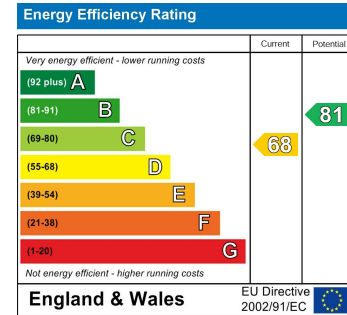


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the Fosse Way View Care Home on the right. At the T junction, turn left onto the A52. Pass the turning on the left to Hawksworth and Scarrington. Pass the slip road turning to Whatton and Aslockton. Turn next left as directed to Whatton in the Vale. At the Village Green, bear left into Conery Lane and then turn second right into Conery Gardens where the property can be found on the right hand side.

For Sat Nav use Post Code: NG13 9FD

Council Tax Band

E



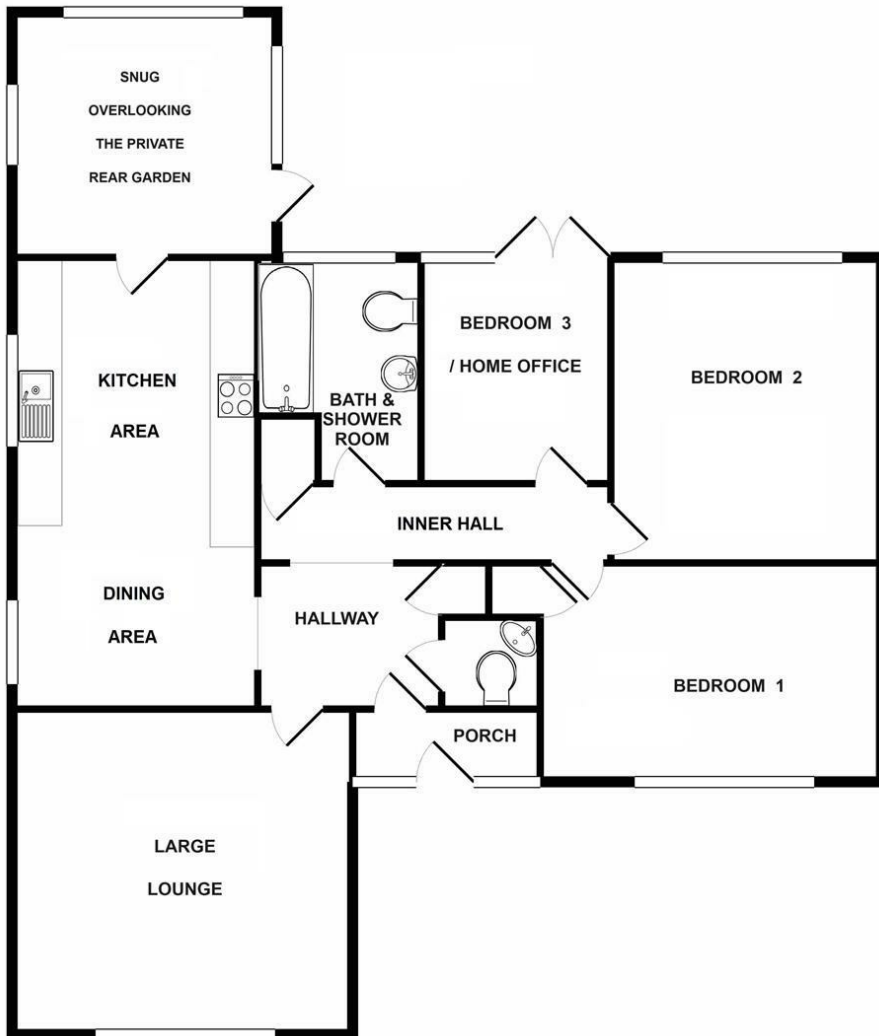
To the exterior the property is accessed up a private gravelled driveway with room for off-road parking for 4 vehicles and a DETACHED GARAGE (built within the last 3 years), with an electric roller shutter door. Additionally, to the front, is a beautifully landscaped garden with lawn area and mature planted borders.

To the rear is a fully enclosed and large private garden with recently extended and extensive patio area for those who enjoy al fresco dining during balmy summer months, pathways, mature planted borders and the ideal setting for a swing-seat in the sun-trap area of the artificial lawn. Both lighting and a power supply has been fitted to the large garden shed, which also enjoys reinforced steel struts to the recently recovered roof.

Whatton lies at the heart of the Vale of Belvoir on the south bank of the River Smite just to the north of the A52 and twelve miles east of Nottingham. The village is served by Aslockton railway station and has excellent links to the North, South, East and west via the A52 and A46. Whatton is just 15 minutes from Grantham Train Station where central London is a mere 70 minutes away by train.

Only a 3 minute drive away is the Market Town of Bingham which enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Whatton Church of St John Beverley is part of the Cranmer Group of parishes, which includes Scarrington, Orston, Whatton, Hawksworth, Aslockton, Thoroton (hence sometimes known as the SO WHAT group!). Thomas Cranmer, Archbishop of Canterbury at the time of the Reformation and author of the Book of Common Prayer, was born in Aslockton and worshipped at Whatton (where his father is buried).





An oak-effect and composite Solidor entrance door with 'Burdock' glass inlay and side windows leading into

PORCH
with entrance door into the

HALLWAY
with tiled wood effect flooring and central heating radiator.

LOUNGE
13'2 x 12'6 (4.01m x 3.81m)
with central heating radiator and a feature coal effect fire place. There is a large feature window overlooking the front aspect of the property including prominent views of Whatton windmill (disused)





DINING KITCHEN

18'6 x 9'3 (5.64m x 2.82m)

with wood effect work surfaces and upstands to two sides with plenty of drawers and cupboards under. Single drainer double sink unit in white with swan head mixer tap. NEFF ceramic hob with extractor over and a NEFF double electric oven. Built in dishwasher and plumbing for washing machine and space for a tumble dryer. Double glazed window overlooking the side with fitted blinds and a central heating radiator. A continuation of the tiled wood effect flooring. Multi-glazed door into the SNUG





SNUG

9'6 x 9'6 (2.90m x 2.90m)

with double glazed windows and door to the large patio area. Feature vertical central heating radiator and a proper pitched roof - a room for 365 days a year! The best seat in the house from which to enjoy the landscaped and colourful garden! The owners have provided the ideal finish with the fitting of perfect fit blinds throughout.

CLOAKROOM

with low flush W.C. with concealed cistern and a corner wash hand basin with cupboard under. Central heating chrome towel radiator. Two mirror fronted cabinets.

LARGE INNER HALLWAY

with useful storage cupboard.





BEDROOM 1

14'6 x 11'2 (4.42m x 3.40m)
with double glazed window overlooking the front and a central heating radiator. A wall-mounted commercial Air Conditioning unit providing temperature controlled heating, cooling and dehumidifying has been fitted to Bedroom 1 and can successfully influence many of the rooms within the Bungalow.



BEDROOM 2

12'6 x 10'4 (3.81m x 3.15m)
with double glazed window overlooking the rear and a central heating radiator.



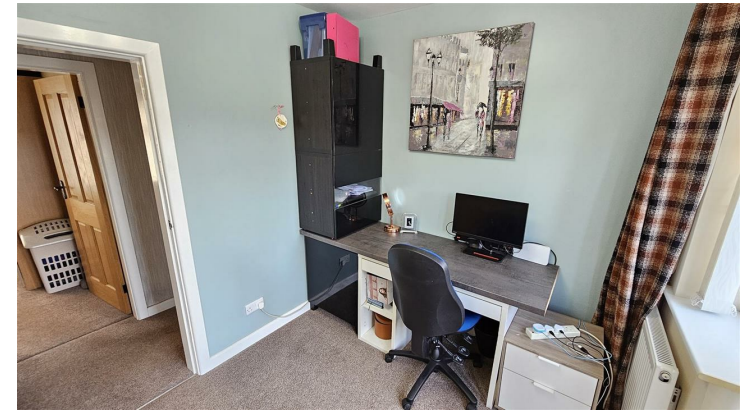


FULLY TILED BATHROOM

a wonderful 'hotel quality' room with a 'P' shaped bath with contemporary block mixer tap, secure screen and handset. Wash basin with mixer tap and a low flush W.C. Fully tiled walls and tiled wood effect flooring. Central heating radiator and obscure window to the rear.

BEDROOM 3 / HOME OFFICE

8'6 x 8'0 (2.59m x 2.44m) with double glazed double doors and side windows onto the rear and a central heating radiator.





OUTSIDE - FRONT

To the exterior the property is accessed up a private gravelled driveway with room for off road parking for 4 vehicles and a DETACHED GARAGE (built within the last 3 years) with electric roller shutter door to the front, an oak-effect and composite Solidor door to the rear and a water supply has sensibly been fitted for ease of washing vehicles to the front. At the top of the driveway is a delightful sun trap seating area from which to enjoy the all day sunshine!. Additionally to the front is a beautifully landscaped garden with lawn area and mature planted borders.





OUTSIDE - REAR

The considerable landscaping of the rear garden has created the perfect haven with Brazilian slate tiles and Victorian style brick borders surrounding the artificial lawn. A strategically placed patio area has been created for those who enjoy al fresco dining during balmy summer months. There is an ideal location for a swing seat as the setting sun catches this area. Both lighting and a power supply has been fitted to the large garden shed, which also enjoys reinforced steel struts to the recently recovered roof and provides the ideal storage solution for all garden equipment. An outside tap has been thoughtfully placed under the kitchen window for ease of watering the landscaped garden as well as two outdoor double sockets being fitted.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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akerspritchett.com

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For more information, please call **Sharon** on **01949 87 86 90**



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to arrange a suitable time for us to call out and to discuss what we do and how we do it!