

FOR SALE

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www.hammondpropertyservices.com

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**ELM HOUSE, LANGAR ROAD, BARNSTONE, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 9JH**

£925,000

ELM HOUSE, LANGAR ROAD, BARNSTONE, NOTTINGHAMSHIRE NG13 9JH

Space, space... and more space... with the most bucolic and southerly facing views across the neighbouring farmers' fields and the Vale of Belvoir beyond.

4 or 5 bedrooms? You decide! Originally designed as a 5 bedroomed home, the easy conversion of the Dressing Room back to a bedroom would not take too long!

The recently built development of 4 luxury bespoke family homes were finished to an extremely high standard throughout and ooze with quality from the moment you step foot into this spacious home. The property offers sizeable accommodation arranged over two levels extending to approximately 2,303 sq. ft. (214 sq. m.) A particular feature of the property is its generous plot with far reaching countryside views and parking for 5 or 6 vehicles as well as a substantial double garage.

The creation of the fabulous Master Bedroom suite now comprises a walk-in dressing room, double aspect bedroom area and a boutique hotel quality en-suite shower room!

Upon entering the property you are welcomed by a spacious reception hallway which access to a stunning large living and dining kitchen extending to approximately 30 ft and featuring well defined kitchen, dining and sitting areas. The bespoke kitchen showcases high quality wall and base mounted units beneath silestone worksurfaces with a full range of integrated high end Neff appliances.

This excellent open plan living space also features bi-folding doors providing direct access to an extensive terrace area and landscaped gardens with outstanding views to the rear of the property reaching over the Vale of Belvoir as well as bi-folding doors opening into the private courtyard at the rear of the garage. The ground floor also provides a generous sitting room and home office / snug, as well as practicalities including a guest cloakroom and utility room.



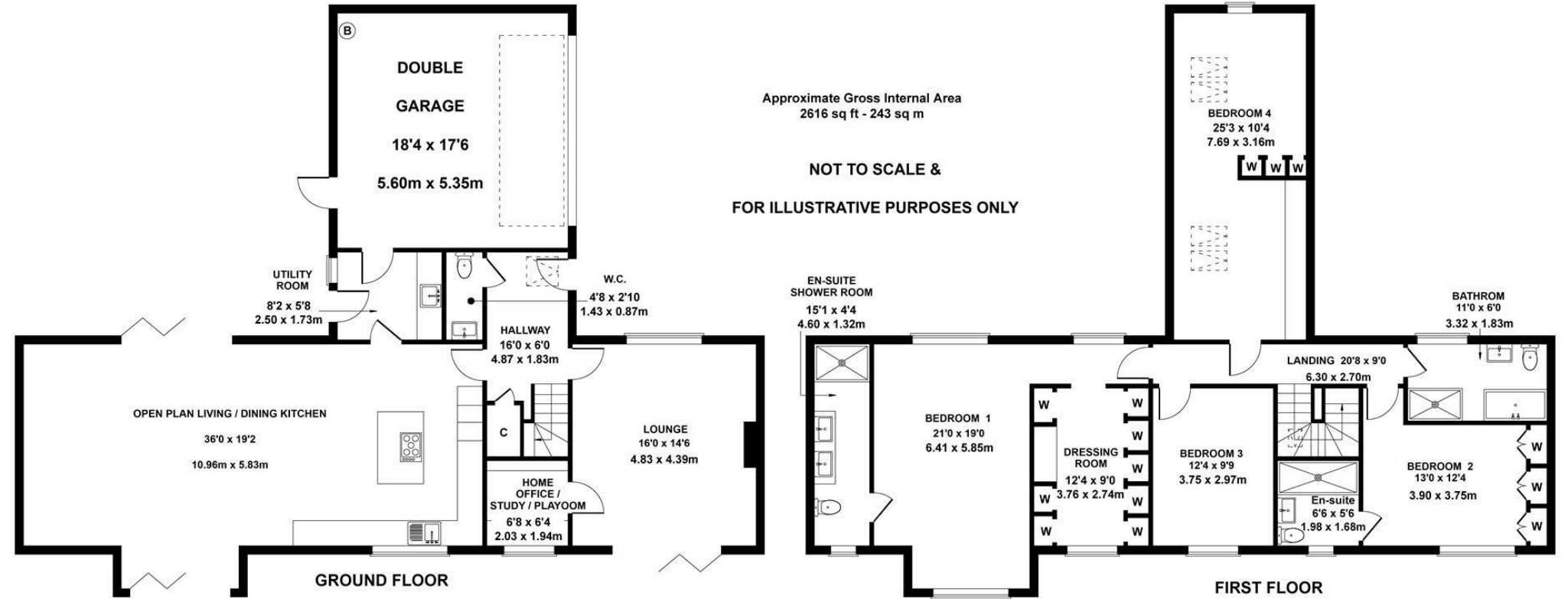
DIRECTIONAL NOTE Leaving our Bingham office along Market Street turn right onto Long Acre and, at the traffic light junction with The White Lion pub, turn left onto Tithby Road. Continue up the hill and at the crossroads proceed straight over the A52 as signposted to Langar and Harby. Follow the road for several miles and upon reaching the village of Langar take the left turn signposted to Barnstone. Proceed into the village along Main Road and the property will be found on the right hand side; clearly identified by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 9JH

Council Tax Band

G

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



A traditional staircase rises to the first floor where a spacious landing provides access to an impressive master bedroom suite with vaulted ceiling, en-suite shower room and walk in wardrobe. There are three double bedrooms, two of which are served by the luxurious bathroom with a four piece suite and one enjoys its own en-suite shower room.

The generous plot is well proportioned with landscaped gardens to the front and lawned gardens to rear. With ample off road parking, the front of the property has its own private driveway which is block paved with access to a double garage. Gas fired central heating with under floor heating to the ground floor, private drainage system, mains electricity and water.

Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including well regarded Primary School. The village will be opening the doors to the new Village Hall shortly which will host a variety of events to the benefit of this village community. Further facilities can be found in the nearby market town of Bingham including range of shops, doctors and dentists, secondary schooling, leisure centre and railway station with links to Nottingham and Grantham. The village is conveniently located for the A52 and A46 with good road links to the A1 and M1.



Composite entrance door into the

RECEPTION HALLWAY

16'0 x 6'0 (4.88m x 1.83m)

OPEN PLAN LIVING / DINING KITCHEN

36'0 x 19'2 (10.97m x 5.84m)





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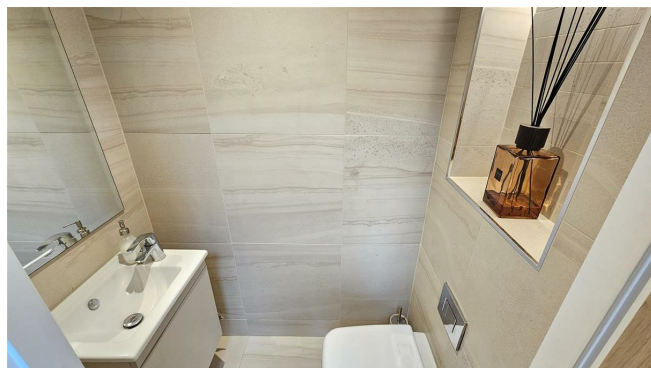
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UTILITY ROOM
8'2 x 5'8 (2.49m x 1.73m)

CLOAKROOM / W.C.



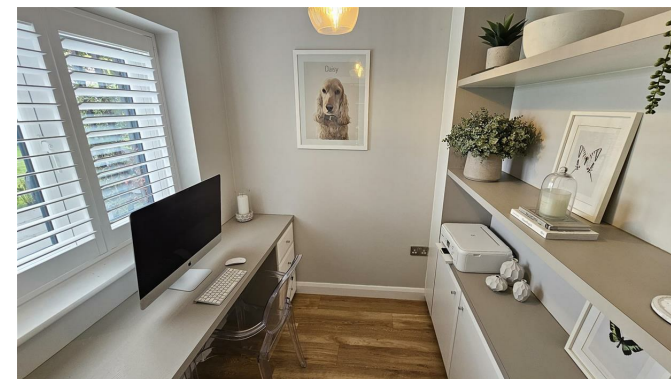


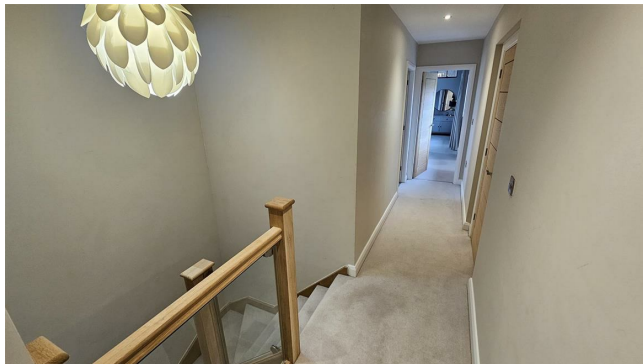
SEPARATE LOUNGE

16'0 x 14'6 (4.88m x 4.42m)

HOME OFFICE / STUDY / PLAYROOM

6'8 x 6'4 (2.03m x 1.93m)





FIRST FLOOR LANDING

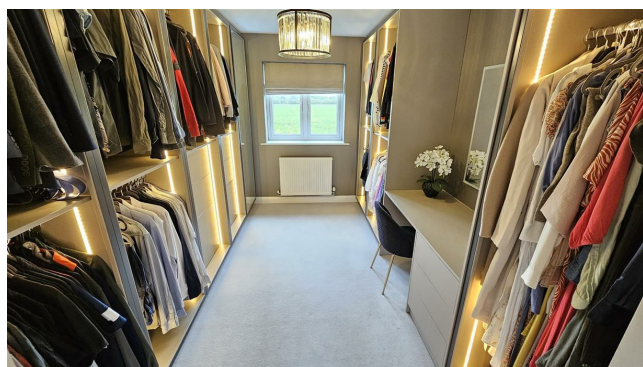
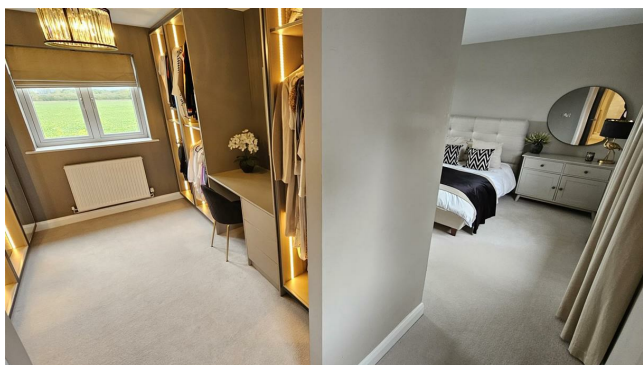
20'8 x 9'0 (6.30m x 2.74m)

BEDROOM 1

21'0 x 19'0 (6.40m x 5.79m)

WALK-IN DRESSING ROOM

12'4 x 9'0 (3.76m x 2.74m)





LUXURY EN-SUITE SHOWER ROOM
15'0 (4.57m)





BEDROOM 2
13'0 x 12'4 (3.96m x 3.76m)

EN-SUITE SHOWER ROOM

BEDROOM 3
12'4 x 9'0 (3.76m x 2.74m)



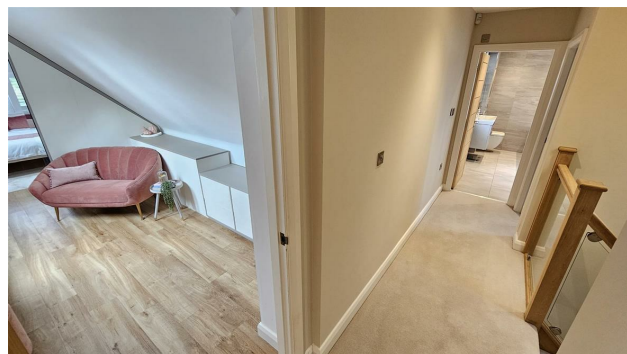


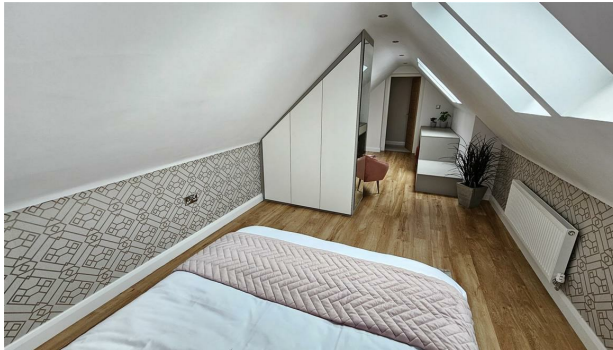
BEDROOM 4

25'3 x 10'4 (7.70m x 3.15m)

FOUR PIECE SUITE FAMILY BATHROOM

11'0 x 6'0 (3.35m x 1.83m)





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OUTSIDE - REAR

OUTSIDE - PARKING AREA





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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