



**62 Langar Woods Park Harby Road, Langar,  
Nottinghamshire, NG13 9HZ**

**Chain Free £49,995**  
**Tel: 01949 836678**

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

- Detached Park Home
- 2 Reception Areas
- Pleasant Corner Plot
- Garage & Storage Shed
- No Upward Chain
- 3 Bedrooms
- Relatively Modern Fittings
- Parking For 2-3 Vehicles
- Popular Residential Park
- Viewing Highly Recommended

An excellent opportunity to purchase an affordable detached home within this well regarded, established residential park, this property being one of the first residences to be sited, this property occupying a favourable corner plot close to the entrance.

The home offers in the region of 680 sq.ft. of internal accommodation comprising an initial entrance porch leading through into a central L shaped hallway and a fitted kitchen leading through into a breakfast/dining area and in turn the main sitting room. In addition there are three bedrooms (two doubles) and a main bathroom with modern suite.

Despite its age the property is presented in a move in condition and benefits from UPVC double glazing, upgraded gas central heating boiler and neutral decoration and is offered to the market with no upward chain.

The property occupies a pleasant corner plot with space for two to three cars, gardens to three sides and detached garage and storage shed.

For the price viewing comes highly recommended to appreciate both the location and accommodation on offer.

## 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 UPVC ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL ENCLOSED PORCH

5'8" x 4'4" (1.73m x 1.32m)

A useful space providing an enclosed storm porch with double glazed window to the side and further multi paned interior door leading through into:

## L SHAPED ENTRANCE HALL

12' x 6'8" (3.66m x 2.03m)

Having a central heating radiator, laminate flooring and further doors, in turn, leading to:

## KITCHEN

12' x 9' (3.66m x 2.74m)

An initial fitted kitchen which leads through into a dining area creating an ideal everyday living space, the kitchen being fitted with a range of wall, base and drawer units and having two runs of laminate preparation surfaces, one with inset sink and drain unit, plumbing for washing machine, space for further under counter appliances, space for free standing gas or electric cooker, wall mounted Worcester Bosch gas central heating boiler, double glazed window to the side and, in turn, an open doorway leading through into:

## DINING ROOM

8' x 9'8" (2.44m x 2.95m)

Having double glazed windows to two elevations, laminate flooring, central heating radiator and a further open doorway leading through into:

## SITTING ROOM

19'7" x 9'5" min (10' max) (5.97m x 2.87m min (3.05m max))

A well proportioned space having a dual aspect with double glazed windows to the front and side, feature fire surround, mantel piece and hearth, two central heating radiators and built in storage cupboard which also houses the electrical consumer unit.

RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEAD TO:

## BEDROOM 1

9'6" x 9' (2.90m x 2.74m)

A double bedroom having central heating radiator, laminate flooring and double glazed window.

## BEDROOM 2

9'8" x 7' (2.95m x 2.13m)

Having laminate flooring, central heating radiator and double glazed window.

## BEDROOM 3

7' x 6'9" (2.13m x 2.06m)

Having built in wardrobe with low level drawer unit, laminate flooring, central heating radiator and double glazed window.

## BATHROOM

7' x 5'4" (2.13m x 1.63m)

Having a suite comprising enamelled bath with chrome taps and further wall mounted electric shower with bifold screen, close coupled WC and pedestal washbasin, central heating radiator and obscured double glazed window.

## EXTERIOR

The property occupies a pleasant corner plot offering an open plan garden to three sides, two parking spaces to the front of the property and a paved driveway leading to a sectional garage and further paved area to the rear.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

## TENURE

Leasehold

Park homes are neither freehold nor leasehold; they operate under a unique system governed by a "Written Statement" or "Mobile Homes Agreement". When you purchase a park home, you own the home itself and the right to station it on the park, but you don't own the land. The land is owned by the park owner at all times. This right to station the home is granted by the park owner through a written agreement.

## ADDITIONAL NOTES

The property has drainage (site sewerage treatment plant), electric, gas central heating and mains water (information provided by vendor)

If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission. This 10% commission is generally taken into account within the selling price, it is not in addition too.

Please note this is an over 45s development and has a no pets policy.

Ground rent at the time of instruction is £241.69 per calendar month (we understand this will increase in June 2026)

Maintenance of communal areas is covered within the ground rent

## 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>

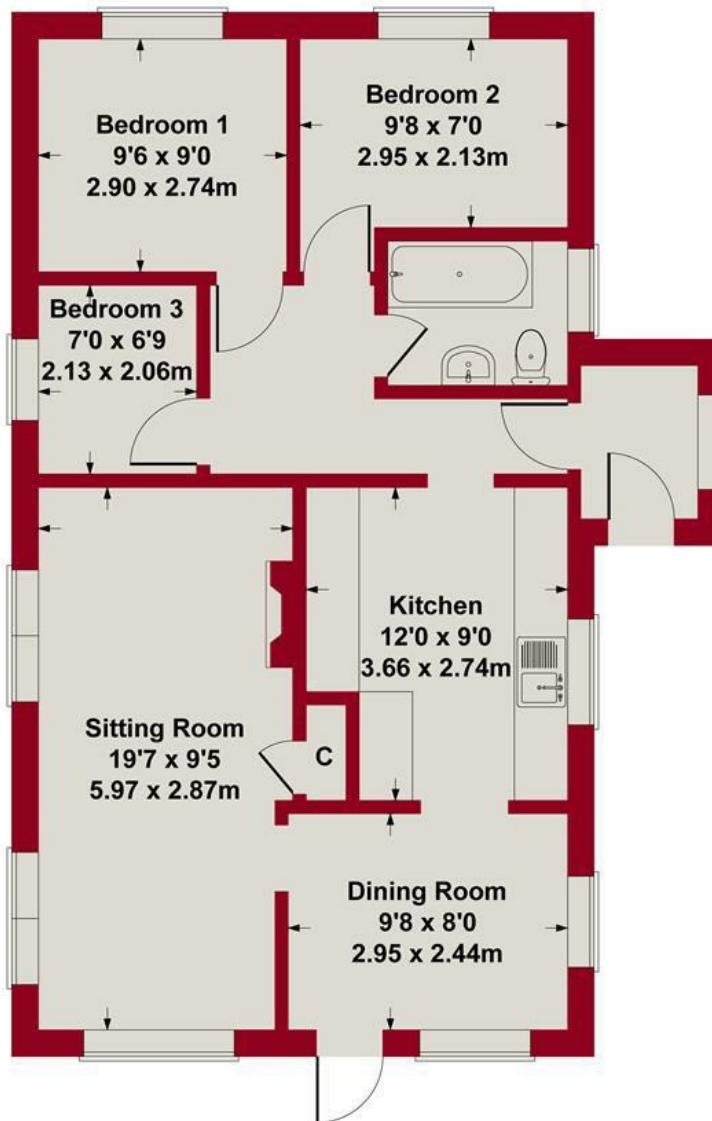
## DIRECTIONAL NOTES

Leaving our Bingham office via Market Street, at the junction with Long Acre turn right and at the traffic lights turn left up Tithby Road. Proceed straight over the A52 as signposted to Langar and Harby and upon reaching Langar continue through the village where the entrance to the park will be seen on the left hand side. Proceed into the park taking a left turn at the first junction, proceed along here for approx 50 yards where the property will be found on the left hand side.









**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.





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 firms 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



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