



4 Belvoir Crescent, Langar, Nottinghamshire,  
NG13 9HU

£249,999

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



- Detached Bungalow
- 2 Bedrms
- Modern Kitchen
- UPVC Double Glazing & Gas Central Heating
- Enclosed Rear Garden
- Tastefully Modernised
- Generous Living Dining Room
- Conservatory
- Off Road Parking & Garage

We have pleasure in offering to the market this detached bungalow situated at the entrance of this small cul-de-sac setting located right at the heart of this Vale of Belvoir village.

The property is tastefully presented throughout having seen a programme of modernisation over the years, benefitting from UPVC double glazing and gas central heating with updated boiler. There is a contemporary shower room and well appointed kitchen fitted with a generous range of units finished in Heritage style colours.

The accommodation would be perfect for single or professional couples or those downsizing from larger dwellings looking for a single storey home within a pleasant village setting, and comprises of an initial L-shaped entrance hall leading through into a generous open plan living/dining room and with the useful addition of a conservatory at the rear which provides further versatile reception space. Leading off the living room is an updated kitchen with aspect into the rear garden. There are two bedrooms, and modern shower room.

The property occupies a pleasant level plot with ample off road parking and detached garage, and an enclosed westerly facing rear garden.

The village of Langer 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 Langer 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.

UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO AN L-SHAPED:

### ENTRANCE HALL

Having access to loft space above.

Further doors leading to;

### LIVING DINING ROOM

18'4 x 10'11 (5.59m x 3.33m)

A well proportioned open plan space which is large enough to accommodate both the living and dining area, having access into the kitchen as well as double doors leading through into the;

### CONSERVATORY

9'0 x 7'8 (2.74m x 2.34m)

A useful addition to the property providing a further versatile reception space, having westerly aspect into the rear garden, tiled floor, double glazed windows and single french door into the garden.

RETURNING TO THE SITTING ROOM A FURTHER DOOR LEADS THROUGH INTO THE;

### KITCHEN

9'0 x 7'10 (2.74m x 2.39m)

Tastefully appointed having been refitted with a generous range of wall, base and drawer units and finished in attractive Heritage style colours, two runs of work surface, one including inset sink and drainer unit, integrated stainless steel four ring gas hob, single oven beneath, plumbing for washing machine and space for under counter fridge, wall mounted gas central heating boiler, double glazed window over looking the rear garden and exterior door to the side.

RETURNING TO THE MAIN ENTRANCE HALL, FURTHER DOORS LEAD TO;

### BEDROOM 1

11'1 x 10'9 (3.38m x 3.28m)

A double bedroom with aspect to the front, and double glazed window.

### BEDROOM 2

9'10 max x 7'11 max (3.00m max x 2.41m max)

An L-shaped bedroom currently utilised as a home office having built-in wardrobe with storage cupboard above, and double glazed window.

### SHOWER ROOM

7'10 x 5'4 (2.39m x 1.63m)

Tastefully appointed having been modernised with a contemporary suite comprising of double width shower enclosure with glass sliding screen, wall mounted however mixer with both body jets and independent handset, close coupled WC, pedestal wash hand basin, tiled walls and floor, contemporary towel radiator, and double glazed window.

### EXTERIOR

The property occupies a pleasant level plot, close to the entrance of this small cul-de-sac setting located at the heart of the village within walking distance to the local school and public house.

Set back behind a picket fence frontage, behind which is a lawned garden and adjacent driveway providing off road parking for several vehicles, and in turn leads to the;

### DETACHED GARAGE

Having up and over door, and courtesy door to the rear.

## REAR GARDEN

A timber gate gives access to the rear garden which is mainly laid to lawn, with timber deck providing a westerly facing seating area and links back into the conservatory.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C

## TENURE

Freehold

## ADDITIONAL NOTES

Property is understood to be 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>

















### 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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 firm's 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



**RICS**



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