



14 Works Lane, Barnstone, Nottinghamshire,  
NG13 9JJ

£186,000

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- 2 Double Bedrooms
- Contemporary Fixtures & Fittings
- Generous Rear Garden
- South Westerly Rear Garden
- Shared Ownership
- Dual Aspect Dining Kitchen
- Off Road Parking
- Open Aspect To Rear
- Cul-De-Sac Location

An opportunity to purchase a 60% share in a contemporary detached bungalow tucked away in a small cul-de-sac setting benefitting from a south to westerly aspect across to adjacent fields at the rear.

Originally completed in 2020 the property offers approximately 860 sq.ft. of floor area comprising an initial L shaped entrance, open plan dining kitchen, a sitting lying to the westerly side overlooking the rear garden, two double bedrooms and a main bathroom. The kitchen benefits from a dual aspect and is fitted with a generous range of contemporary units and integrated appliances.

The property benefits from UPVC double glazing and gas central heating with an efficient B energy rating and provides versatile single storey living within a village setting.

In addition the property benefits from off road parking and a good sized rear garden ideal for the keen horticulturalist, currently providing a blank canvas to place your own mark.

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

Note:- We understand the housing association will need to qualify any perspective purchasers and demonstrate they have a local connection to the area.

## **BARNSTONE**

The village of Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including highly regarded primary school, pub/restaurant and Langar Hall hotel and restaurant. Situated on the edge of open countryside with 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

An L shaped entrance hall having two built in storage cupboards, access to loft space above and further doors leading to:

### **SITTING ROOM**

14'7" x 12'10" (4.45m x 3.91m)

A pleasant reception which benefits from a westerly aspect to the rear; single French door with integrated blinds leading out into the rear garden

(Please note the contemporary solid fuel stove will be removed by the vendor and necessary elements, "made good". (Potentially could be negotiated on separately)

### **DINING KITCHEN**

18' max x 10'9" (5.49m max x 3.28m)

A well proportioned open plan space benefitting from a dual aspect with windows to the front and side, the room large enough to accommodate a dining table. The kitchen is fitted with a generous range of contemporary wall, base and drawer units with brushed metal fittings and U shaped configuration of preparation surfaces; inset sink and drain unit with swan neck mixer tap; integrated appliances including four ring gas hob with splash back and chimney hood over and single oven beneath; plumbing for washing machine, space for free standing fridge freezer, wall mounted Valliant gas central heating boiler concealed behind kitchen cupboard.

### **BEDROOM 1**

12' x 10' (excluding wardrobes) (3.66m x 3.05m (excluding wardrobes))

A double bedroom having aspect to the front, free standing wardrobes with sliding door fronts and window with integrated blinds.

### **BEDROOM 2**

12'11" x 11'10" (3.94m x 3.61m)

A further well proportioned space which provides a second double bedroom, currently utilised as an office; having a pleasant aspect into the rear garden, window with integral blind.

### **BATHROOM**

7'11" max x 7'2" (2.41m max x 2.18m)

Having a contemporary three piece suite comprising panelled bath with chrome taps, further wall mounted shower mixer with independent handset over and glass screen, close coupled WC and pedestal washbasin with chrome taps and tiled splash backs; contemporary towel radiator and window to the side.

### **EXTERIOR**

The property occupies a pleasant position within this small cul-de-sac setting which is shared with only four other dwellings. The property is tucked away in a corner of the cul-de-sac and benefits from a westerly rear aspect. To the fore of the property is a lawned garden with pathway leading to the main entrance, tandem length driveway to the side and a courtesy gate leading into a generous rear garden by modern standards, extending to in excess of 50 ft. in length, benefitting from an open aspect across to adjacent fields on the westerly side. The garden is mainly laid to lawn and provides a blank canvas for the keen gardener.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

## TENURE

Leasehold

Please note that the property is being sold as a 60% share with Platform Housing Group owning 40%. Prospective purchasers must contact Platform Housing ([www.platformhg.com](http://www.platformhg.com)) and complete their application form for an affordability assessment and to establish whether they comply with the local qualifying criteria.

Short particulars of the lease(s) (or underlease(s)) under which the land is held:  
RICS Valuation £310,000 - this would be used for staircasing (buying more of a percentage of the property)  
Date : 29th January 2021  
Term : 125 years from and including 1st October 2020  
Parties : (1) Platform Housing Ltd (2) A N Other  
Monthly Rent: £318.85 (payable in advance) Monthly Service Charge: £56.90

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).  
We understand the housing association will need to qualify any perspective purchasers and demonstrate they have a local connection to the area, this forms part of the purchasing criteria.

## 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>

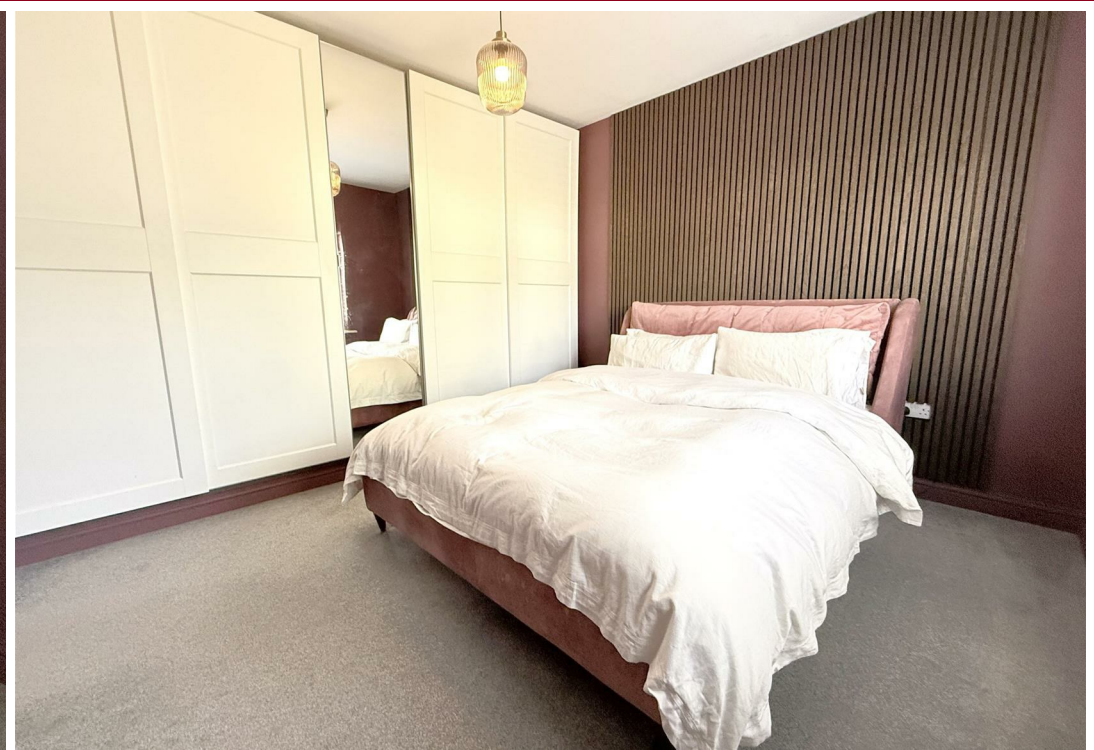
School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-

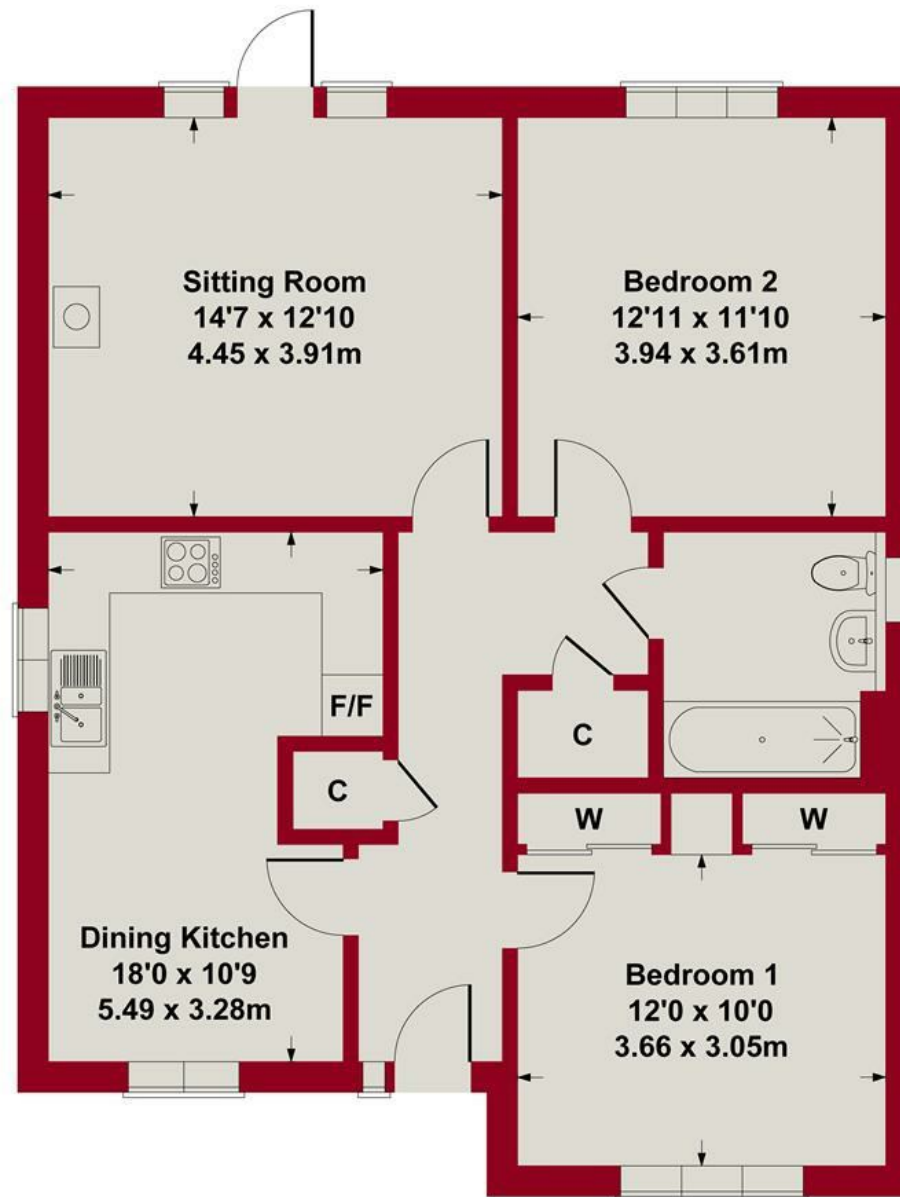
<https://www.gov.uk/search-register-planning-decisions>












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.

Produced by Potterplans Ltd. 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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



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