



**14 Dark Lane, Whatton, Nottinghamshire,  
NG13 9FE**

**Chain Free £285,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Extended Home
- 2 Reception Areas
- Utility & Ground Floor Shower Room
- Ample Off Road Parking & Garage
- No Upward Chain
- 3 Bedrooms
- Open Plan Dining Kitchen
- Westerly Rear Aspect
- Enclosed Rear Garden
- Viewing Highly Recommended

We welcome to the market this detached extended home occupying a pleasant position on the edge of this well regarded village, affording a pleasant aspect across to adjacent playing fields to the front and an enclosed westerly facing garden at the rear. In addition the property offers an excellent level of off road parking being set well back from the lane with an attached garage providing additional parking or workshop space.

Internally the property offers around 1,000 sq.ft. of accommodation and has seen a general programme of modernisation over the years. The property comprises an initial entrance hall, sitting room and open plan living/dining kitchen which links through into the useful addition of a conservatory at the rear providing further reception space. Access off the kitchen is a side entrance hall/utility and, in turn, a ground floor shower room. To the first floor there are three bedrooms two of which afford excellent elevated views to the front and main bathroom.

In addition the property is offered to the market with no upward chain and would suit a wide range of prospective purchasers, whether it be single or professional couples, young families making use of the local school or, alternatively, those downsizing from larger dwellings looking for a detached home within a pleasant village setting.

## WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

AN OPEN FRONTED PORCH LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS AND, IN TURN, INTO THE:

### MAIN ENTRANCE HALL

12'2" x 6' (3.71m x 1.83m)

A pleasant initial entrance vestibule having oak effect laminate flooring, oak spindle balustrade staircase rising to the first floor landing and, in turn, further doors leading to:

### SITTING ROOM

13'3" max x 11'10" (4.04m max x 3.61m)

A well proportioned reception having an aspect to the front with views across to the adjacent

sports field; the focal point to the room being a chimney breast with feature fireplace; double glazed window to the front.

### OPEN PLAN DINING KITCHEN

18'5" x 9'11" (5.61m x 3.02m)

A well proportioned open plan space which also leads through into the addition of a conservatory at the rear which combine to create an excellent L shaped space perfect for everyday living. The initial kitchen area is fitted with a range of modern wall, base and drawer units with a U shaped configuration of laminate preparation surfaces with inset stainless steel sink and drain unit with brushed metal mixer tap; integrated appliances including Zanussi ceramic hob, fan assisted oven with microwave above and dishwasher; space for free standing fridge freezer, useful under stairs storage cupboard and double glazed window to the rear.

The kitchen is open plan to a dining area which in turn links through into:

### BANDSTAND STYLE CONSERVATORY

10'6" max x 7'9" max (3.20m max x 2.36m max)

Having UPVC double glazed windows and exterior door into the garden.

Returning to the kitchen a part glazed oak door leads through into:

### REAR ENTRANCE HALL/UTILITY AREA

6'5" max into alcove x 5'9" (1.96m max into alcove x 1.75m)

An L shaped space which provides a utility area with plumbing for washing machine, space for further appliance above, courtesy door giving access into the garage, further UPVC exterior door into the garden and a further door leading through into:

### GROUND FLOOR SHOWER ROOM

4'6" x 7' max (1.37m x 2.13m max)

Having a contemporary suite comprising Mira shower tray with glass screen and wall mounted shower mixer, close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs; double glazed window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL AN OAK SPINDLE BALUSTRADE STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having a built in airing cupboard which houses the gas central heating boiler, access to loft space above, double glazed window to the side and further doors, in turn, leading to:

### BEDROOM 1

11'11" x 9'8" (3.63m x 2.95m)

A double bedroom having a pleasant aspect to the front across to an opposing cricket pitch and sports field; having built in wardrobes, low level drawer units with matching side table, wall mounted washbasin and window to the front.

## **BEDROOM 2**

10'10" max x 11'8" max (3.30m max x 3.56m max)

A further well proportioned double bedroom having an aspect into the rear garden.

## **BEDROOM 3**

8'7" x 8'6" (2.62m x 2.59m)

A well proportioned third bedroom which could potentially accommodate a double bed but makes a generous single having a window to the front with an aspect across to the adjacent sports field and the village church spire on the horizon.

## **BATHROOM**

7' x 5'6" (2.13m x 1.68m)

Having a three piece suite comprising panelled bath with chrome mixer tap with integral shower handset, close coupled WC and pedestal washbasin; fully tiled walls and double glazed window to the rear.

## **EXTERIOR**

The property occupies a pleasant plot which is relatively generous by modern standards and affords a pleasant aspect across to the adjacent cricket pitch and sports field; set well back from the lane behind an established frontage with a large block set driveway providing off road car standing for numerous vehicles which in turn leads to the attached garage. The remainder of the frontage is laid to lawn with well stocked perimeter borders with a range of mature trees and shrubs. Courtesy access to the side of the property in turn leads to the rear garden which is enclosed in the main by feather edged board fencing; mainly laid to lawn but with well stocked perimeter borders and also encompassing a useful timber storage shed.

## **GARAGE**

16'4" x 8'6" (4.98m x 2.59m)

Having up and over door, power and light and courtesy door at the rear.

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band C

## **TENURE**

Freehold

## **ADDITIONAL NOTES**

The property is understood to have mains electricity, gas, drainage 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>

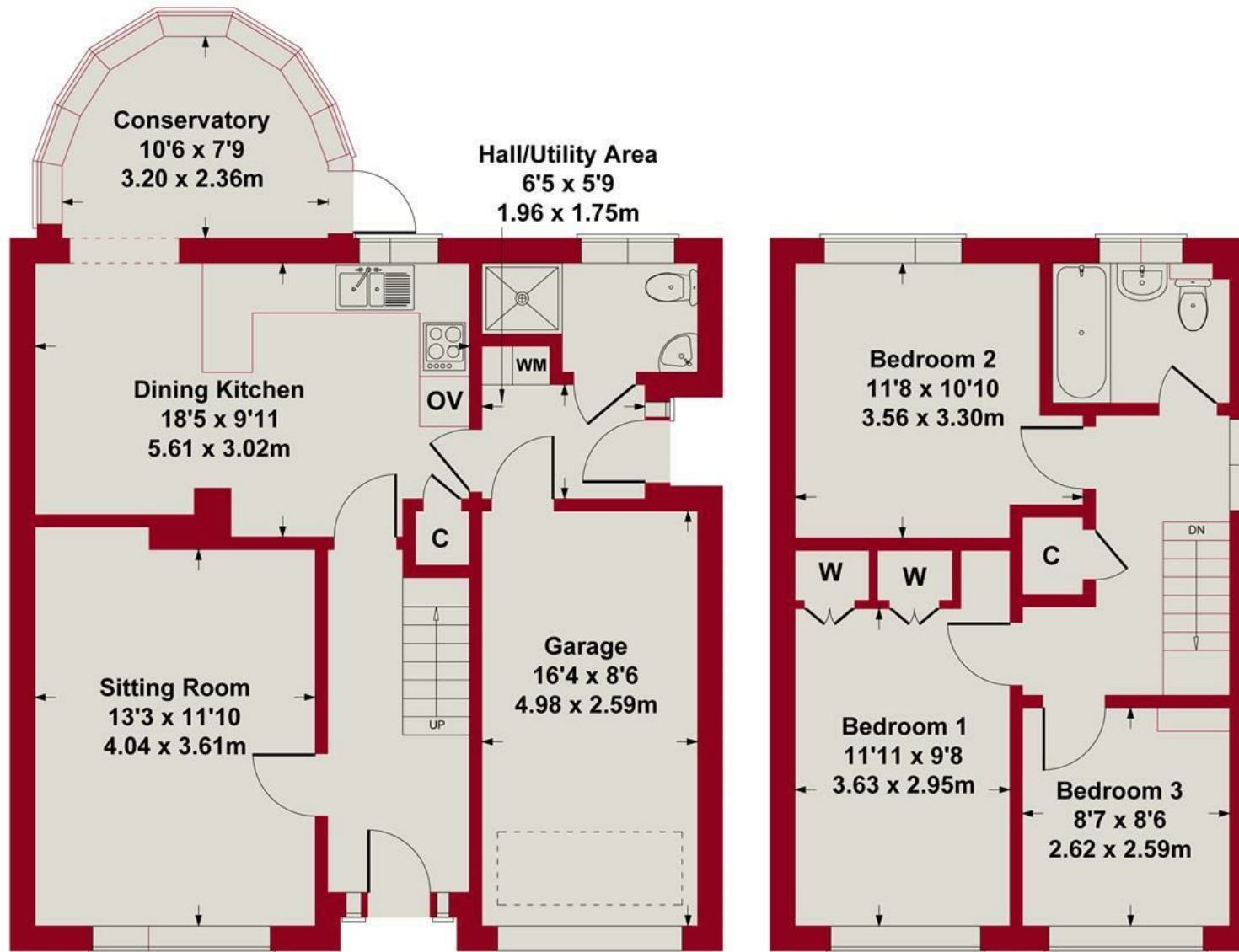












**GROUND FLOOR**

**FIRST FLOOR**

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.*

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Surveyors, Estate Agents, Valuers, Auctioneers