

7 Butlers Field, Langar, Nottinghamshire, NG13 9HS

£439,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 2 Receptions
- Tastefully Modernised Throughout
- Ample Off Road Parking & Garage
- 5 Bedrooms
- 2 Ensuites & Main Bathroom
- South Facing Rear Garden
- Open Aspect to Front

We have pleasure in offering to the market this immaculately presented detached family orientated home tucked away towards the end of this small close, off a private driveway shared with two other dwellings. Offering a good level of off road parking and open aspect to the front across fields.

Internally the property has seen a thoughtful programme of modernisation over the years, with open plan dining kitchen which has been modernised with a generous range of contemporary units and integrated appliances and benefits from a southerly aspect out into the rear garden. There is an adjacent dining room, and the sitting room benefits from a dual aspect, utility room and ground floor cloakroom. To the first floor are five bedrooms, two benefitting from ensuite facilities and a separate family bathroom.

In addition, the property benefits from neutral decoration throughout providing a light and airy feel, gas central heating and double glazed windows.

The property occupies a favourable position within the close, with a good level of off road parking to the front and established private south facing garden to the rear.

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

The village of Langar lies in the Vale of Belvoir and has an excellent community with highly regarded primary school, pub/restaurant 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.

OPEN FRONTED CANOPY STORM PORCH LEADS TO THE MAIN DOUBLE GLAZED ENTRANCE DOOR AND IN TURN INTO THE;

GROUND FLOOR CLOAKROOM
6'3 x 2'7 (1.91m x 0.79m)
Having two piece white suite comprising of close coupled WC, vanity unit with inset wash basin and chrome taps, tiled floor and window to the front.

ENTRANCE HALL
11'6 x 6'4 (3.51m x 1.93m)
Having spindle balustrade staircase rising to the first floor landing, under stairs alcove, laminate flooring, courtesy door into the garage.

Further doors leading to;

SITTING ROOM
17'11 x 10'11 (5.46m x 3.33m)
A light and airy reception benefitting from windows to two elevations, having contemporary feature fireplace with marble surround and hearth, inset log flame effect electric fire.

DINING/LIVING KITCHEN
17'2 x 11'9 max (5.23m x 3.58m max)
Benefitting from a southerly aspect to the rear, having double glazed window and French doors leading out into the garden. Kitchen is tastefully appointed having been modernised with a generous range of contemporary wall, base and drawer units, quartz work surfaces including integral breakfast bar, undermounted sink with swan neck mixer tap, integrated appliances including fan assisted oven, combination microwave, induction hob, dishwasher, and space for free standing fridge freezer.

A further door leads to;

UTILITY ROOM
8'6 x 5'0 (2.59m x 1.52m)
Tastefully appointed to compliment the main kitchen units, quartz effect laminate work surface with inset sink and drainer unit, swan neck mixer tap, and three quarter height larder unit, plumbing for washing machine and space for tumble dryer, double glazed exterior door to the side.

RETURNING TO THE KITCHEN A FURTHER DOOR LEADS THROUGH INTO THE;

DINING ROOM
11'9 x 9'4 (3.58m x 2.84m)
A versatile space ideal as formal dining, having double glazed French doors leading out into the garden.

RETURNING TO THE MAIN ENTRANCE HALL, A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

FIRST FLOOR LANDING
Having over stairs cupboard, access to loft space.

Further doors leading to;

BEDROOM 1
12'3 x 11'2 (3.73m x 3.40m)
Benefitting from ensuite facilities, having pleasant aspect to the front, full height wardrobes with sliding door fronts.

Further door leading to;

ENSUITE SHOWER ROOM
6'2 x 6'8 (1.88m x 2.03m)
Appointed with large double length shower with glass screen and wall mounted shower mixer, close coupled WC, vanity unit with inset wash basin, chrome taps, tiled floor, contemporary towel radiator and window to the side.

BEDROOM 2
11'4 x 10'8 (3.45m x 3.25m)
A double bedroom also benefitting from ensuite facilities, having ample room for free standing furniture.

A further door leads to;

ENSUITE SHOWER ROOM
6'8 x 4'10 (2.03m x 1.47m)
Having a three piece suite comprising of corner shower enclosure with glass screen and wall mounted shower mixer, close coupled WC, vanity unit with inset wash basin and chrome mixer tap.

BEDROOM 3
16'4 into dormer x 8'7 (4.98m into dormer x 2.62m)
A pleasant double room having attractive walk-in dormer window to the front, with part pitched ceiling

BEDROOM 4
11'5 x 8'10 (3.48m x 2.69m)
An L-shaped room currently utilised as a home office, double glazed window.

BEDROOM 5
8'10 x 6'6 (2.69m x 1.98m)
A versatile space also utilised currently as a home office, alternatively could be a single bedroom or dressing room, having double glazed window to the front.

FAMILY BATHOOM
7'4 x 6'1 (2.24m x 1.85m)
Having a three piece modern suite comprising of panelled bath with chrome mixer tap and independent handset over, glass screen, close coupled WC, vanity storage unit with inset wash basin and chrome mixer tap, mirrored cupboard, tiled floor, contemporary towel radiator and window to the rear.

GARAGE
18'0 x 8'0 (5.49m x 2.44m)
Having up and over door, power and light, courtesy door.

REAR GARDEN
A private south facing rear garden with large patio area and lawn enclosed by fencing and mature hedging.

TENURE
Freehold

COUNCIL TAX BAND
Rushcliffe - Tax Band E

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The property is located on a private driveway, which we understand is owned by the adjacent property with rights of way.

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


























IF YOUR DREAMS
DON'T
Scare you
THEY
AREN'T BIG
ENOUGH





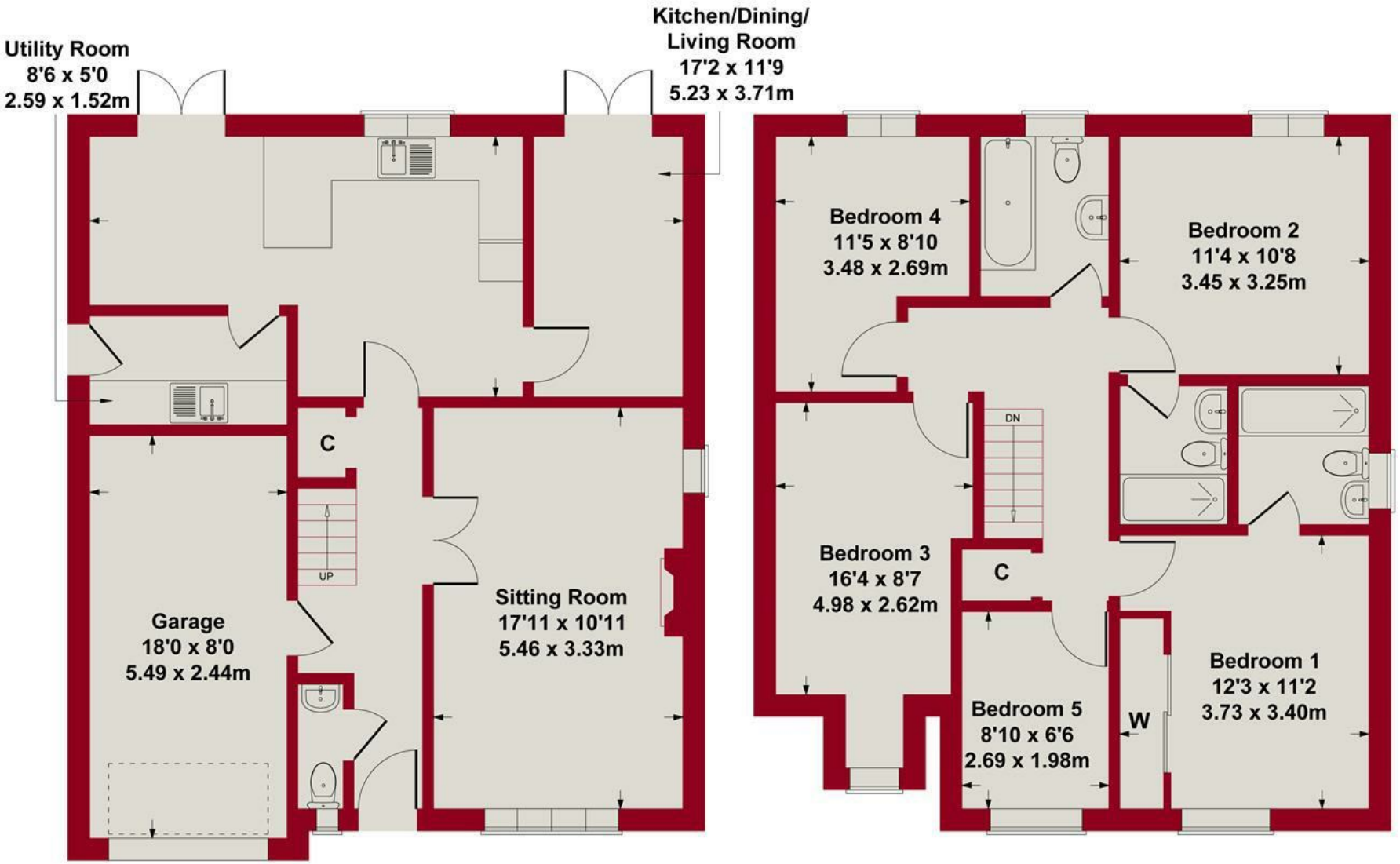



SISTERS
REPTILE
HOUSE









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.

RICHARD & WATKINSON PARTNERS

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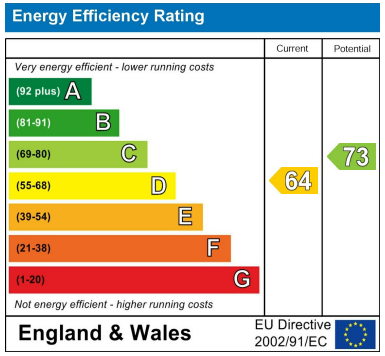

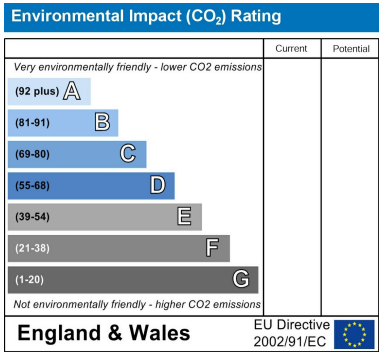



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RICS
The Property Ombudsman

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