



**9 Langar Woods Park, Langar,
Nottinghamshire, NG13 9HZ**

No Chain £185,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Stately Chatsworth Gold Park Home
- Master With Ensuite
- Large Established & Attractive Plot
- Detached Garage
- Viewing Highly Recommended
- Tastefully Presented
- 2 Main Reception Rooms
- Considerable Level Of Off Road Parking
- Over 45s Development

A fantastic opportunity to purchase a tastefully presented, well maintained, stately Chatsworth Gold 52' x 20' Park Home originally sited in 2007 on this popular Over 45s development which has seen a general programme of improvements since and benefits from a wonderful location, occupying a stunning established plot of generous proportions with an aspect across to adjacent fields.

The property is perfect for those appreciating an established outdoor space, having attractive gardens with an abundance of mature trees and shrubs and benefitting from a considerable level of off road parking with an 85' driveway with turning circle at the rear and detached garage.

The property is beautifully presented with relatively neutral decoration, benefitting from an updated kitchen and bathrooms as well as offering UPVC double glazing and gas central heating. The property is generously proportioned, comprising an initial entrance hall with a good level of integrated storage which leads through into an initial dining area which is open plan to a light and airy sitting room with windows to three elevations and French doors leading out onto a raised deck which benefits from an aspect into the garden. Leading off the dining area is a well appointed contemporary kitchen with gloss white units and integrated appliances and having access out onto the driveway at the side. In addition there are two main bedrooms plus a useful study space/dressing room which potentially could be utilised as a small third bedroom. The main bedroom is of generous proportions which benefits from a walk in dressing room as well as ensuite facilities. There is a separate main shower room.

The property is positioned within this well regarded development which offers a semi rural feel but is still within walking distance of the heart of Langar village and a short drive to the local market town of Bingham with its wealth of amenities.

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

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 DOUBLE GLAZED LEADED LIGHT EFFECT ENTRANCE DOOR LEADS THROUGH TO THE:

ENTRANCE HALL

9'6" x 5'1" (2.90 x 1.55)

Having built in cloaks cupboard, separate linen cupboard, central heating radiator, coved ceiling with inset downlighter and smoke alarm.

DINING ROOM

9'8" x 9'7" (2.95 x 2.92)

A well proportioned initial reception space which is open plan to the sitting room making an excellent entertaining space. Having coved ceiling with inset downlighters, central heating radiator, glazed door leading through to the entrance hall and UPVC double glazed bow window to the front elevation. A large open archway leads through to the:

SITTING ROOM

19'4" x 12'9" (5.89 x 3.89)

A light and airy main reception benefitting from windows to three elevations as well as linking from the initial dining area and having access out onto a raised deck at the rear with delightful aspect into the garden. The room benefits from a built in air conditioning unit, two central hearing radiator and coved ceiling with inset downlighters.

KITCHEN

14'0" x 9'5" (4.27 x 2.87)

Beautifully appointed with a range of modern gloss white fronted wall, base and drawer units, glass fronted display cabinets with brushed metal fittings, several runs of rolled edge granite effect laminate work surface, inset sink and drainer unit with chrome swan neck mixer tap, ceramic tiled splashbacks and incorporating a breakfast bar. Integrated appliances include Electrolux four ring gas hob with concealed hood over, separate Zanussi double electric oven, dishwasher and washing machine, having space for free standing fridge freezer, coved ceiling with inset downlighters, wall mounted gas combination boiler concealed behind kitchen cupboard, central heating radiator, double glazed bow window and exterior door.

INNER HALLWAY

14'3" x 3'0" (4.34 x 0.91)

Having coved ceiling with inset downlighter, access to loft space, wall mounted central heating thermostat and doors to:

BEDROOM 1

12'1" x 11'6" (3.68 x 3.51)

A well proportioned double bedroom having a range of drawer units, dressing table, coved

ceiling, central ceiling light point, central heating radiator, UPVC double glazed bow window and door leading to:

ENSUITE SHOWER ROOM

7'6" x 6'5" (2.29 x 1.96)

Fitted with a contemporary white suite comprising corner shower enclosure with curved sliding glass screen, chrome thermostatic shower mixer and handset over, built in vanity with white gloss door fronts, rolled edge surface with inset wash basin, ceramic tiled splash back, close coupled WC with concealed cistern, ceiling light point and extractor, central heating radiator and UPVC double glazed window.

DRESSING ROOM

7'6" x 5'4" (2.29 x 1.63)

A large walk-in dressing room having overhead storage cupboards and hanging rails, central heating radiator.

BEDROOM 2

11'0" x 9'5" (3.35 x 2.87)

A further well proportioned double bedroom having a range of fitted wardrobes, part mirrored door fronts, overhead storage cupboards and matching side dressing table, central heating radiator, coved ceiling, ceiling light point and UPVC double glazed bow window.

STUDY

6'6" x 5'2" (1.98 x 1.57)

A useful home office space which could potentially be used as a small third bedroom. Currently having a range of fitted drawer units with desk area, full height storage cupboard, central heating radiator, coved ceiling, ceiling light point, UPVC double glazed window.

SHOWER ROOM

6'5" x 6'5" (1.96 x 1.96)

Fitted with a contemporary suite comprising corner shower enclosure with curved sliding screen, wall mounted chrome thermostatic shower mixer and handset over, built in vanity unit with gloss white door fronts, rolled edge surface above with inset wash basin with chrome traditional style taps, close coupled WC with concealed cistern, ceramic tiled splash back, central heating radiator, ceiling mounted extractor and light point, UPVC double glazed window.

EXTERIOR

The property is situated on a truly delightful good size established plot, set back behind an open plan frontage with low maintenance stone chipping borders. There is a tarmac parking space to the front ideal for guests and to the opposite side of the property is a considerable block set driveway providing off road car standing for numerous vehicles, measuring approximately 85 feet to the front of the garage. To the rear of the property is a continuation of the block set driveway which also provides a pleasant low maintenance seating area with paved patio, established borders and a garden shed (see tenure notes re. land).

DETACHED GARAGE

25'0" x 10'0" approx (7.62 x 3.05 approx)

Having up and over door, power and courtesy door to the side.

REAR GARDEN

The rear garden is a particularly impressive feature of the property being especially generous by modern standards and benefitting from a pleasant aspect across to adjacent paddocks. The initial area is given over to a raised timber deck which links back into the main reception and creates a delightful aspect across to a wooded copse at the foot of the garden. The initial area adjacent to the garage provides a considerable block set parking and turning area which, in turn, leads onto a mainly lawned garden having well stocked perimeter borders with a range of mature trees and shrubs. Overall this area would be perfect for the keen gardener.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax 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), gas central heating and mains water. (information provided by vendor)

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

Ground rent at the time of instruction is approximately £240 per calendar month

Maintenance of communal areas is covered within the ground rent

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.

We understand there are tree preservation orders in place

Like any other home purchase, buying a park home is a major commitment. You are, therefore, strongly advised to take advice from a solicitor or another professional – independent from the seller or site owner – when buying a home.

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>

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

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

DIRECTIONS

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.



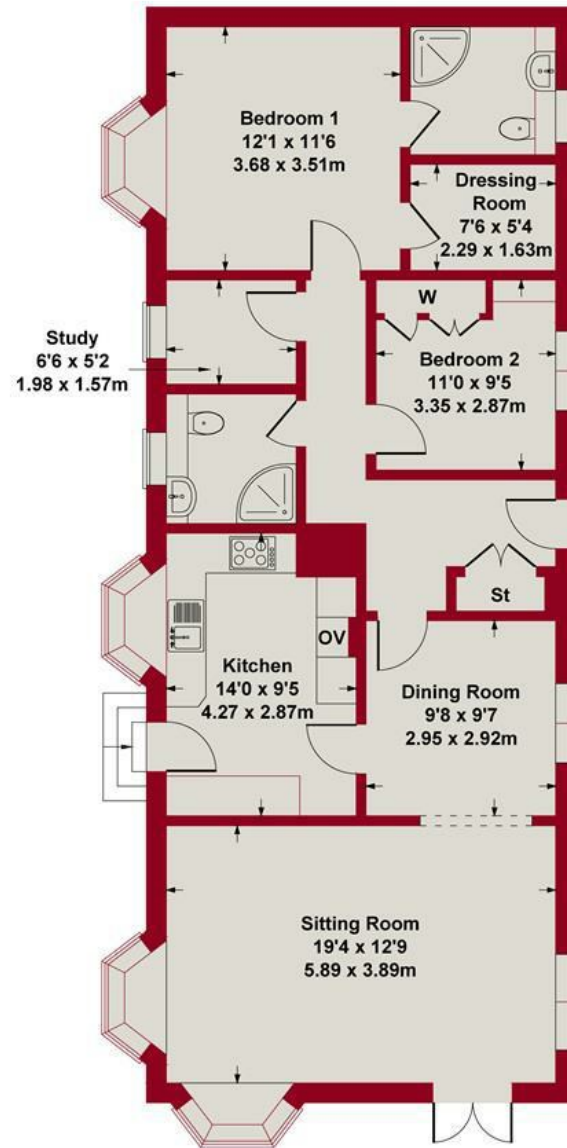












GROUND FLOOR

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.

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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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