



26 Belvoir Crescent, Langar, NG13 9HU

£350,000

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Chalet Style Home
- Ensuite & Ground Floor Bathroom
- Large Open Plan Dining Kitchen
- Landscaped Low Maintenance Gardens
- South Westerly Aspect
- 3 Double Bedrooms
- Potential for Ground Floor Living
- Sitting Room & Conservatory
- Off Road Parking

A great opportunity to purchase an individual detached chalet style home which has been reconfigured and extended over the years to create a versatile level of accommodation over two floors, with the ability to be utilised as both two storey and single storey home, making it ideal for those looking to future proof a home to provide single storey living.

The property is tastefully presented, with modern fixtures and fittings, and extends to approximately 1,200 sq ft providing up to three bedrooms, one of which is located on the ground floor and therefore could also be used as reception space, with a well proportioned lounge with conservatory off, spacious dining kitchen fitted with a wealth of cabinets and units providing a considerable level of storage with access out into the rear garden. In addition there is a well appointed ground floor bathroom leading off a central hallway with staircase rising to the first floor where there are two further double bedrooms and ensuite shower room.

As well as the internal accommodation the property occupies a pleasant established plot which has been landscaped for low maintenance living, with a large blockset driveway to the front and further blockset terrace to the rear. The rear garden benefits from a south westerly aspect and overlooks adjacent allotment.

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.

A TIMBER ENTRANCE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO THE INITIAL;

### **ENTRANCE HALL**

13'11 x 7'9 (4.24m x 2.36m)

A well proportioned entrance vestibule having aspect to the front, attractive tiled floor, spindle balustrade turning staircase rising to the first floor, double glazed window to the front.

Further doors leading to;

### **DINING KITCHEN**

21'9 max x 13'8 max (6.63m max x 4.17m max)

L-shaped space with access out into the rear garden, fitted with a generous range of modern wall, base and drawer units providing a considerable level of storage with two runs of laminate work surfaces, inset resin sink and drainer unit with matt black mixer tap, integrated appliances include electric ceramic hob, double oven, dishwasher, fridge, with plumbing for washing machine, space for free standing freezer, floor standing oil fired boiler, tiled floor, double glazed French doors leading out into the rear garden.

The rooms is of generous proportion and large enough to accommodate a central dining table.

### **SITTING ROOM**

18'4 x 10'7 (5.59m x 3.23m)

A good sized room linking through into the useful addition of a conservatory at the rear, focal point being chimney breast with inset multi-fuel contemporary stove, wood effect laminate flooring.

Sliding patio door leading through into the;

### **CONSERVATORY**

9'7 max x 9'3 (2.92m max x 2.82m)

A useful addition to the property providing further versatile reception space, having glazed side panels with opening top lights, pitched polycarbonate roof, tiled floor, and French doors into the garden.

LEADING OFF THE ENTRANCE HALL IS A;

### **GROUND FLOOR BEDROOM/RECEPTION**

11'0 x 10'11 (3.35m x 3.33m)

A versatile room which could be utilised as an additional reception space but is currently used as a ground floor double bedroom in combination with the ground floor bathroom providing single storey living making it ideal for potential downsizers looking to future proof their house. Room having built-in wardrobes, double glazed window to the front.

### **BATHROOM**

9'2 max x 7'11 max (2.79m max x 2.41m max)

Tastefully appointed with a modern three piece white suite comprising of P-shaped shower bath, chrome mixer tap, wall mounted shower mixer with both independent handset and rainwater rose over, glass screen, close coupled WC, half pedestal wash basin with chrome mixer tap, built-in under stairs storage cupboard, pitched ceiling, double glazed window to the front.

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

## FIRST FLOOR LANDING

Having double glazed window to the side.

Further doors leading to;

## BEDROOM

15'3 max x 11'8 (4.65m max x 3.56m)

A double bedroom which benefits from ensuite facilities and having a pleasant aspect into the rear garden, fitted with built-in wardrobes with sliding door fronts, access to loft space, double glazed window.

Further door leading to;

## ENSUITE SHOWER ROOM

7'11 x 4'0 (2.41m x 1.22m)

Fitted with a three piece white suite comprising of close coupled WC, pedestal wash hand basin, shower enclosure with bi-fold door, wall mounted shower mixer with rainwater rose over, part pitched ceiling.

## BEDROOM

11'7 x 11'0 (3.53m x 3.35m)

A further double bedroom having aspect to the front, build in wardrobes, double gazed window to the front.

## EXTERIOR

The property occupies a pleasant plot tucked away in the corner of this small cul-de-sac, set back behind a landscaped frontage having blockset driveway providing off road standing for several vehicles, stone chipping borders with established shrubs and hedged perimeter. A pathway to the side of the property leads to the;

## REAR GARDEN

Benefitting from a south westerly aspect and has been landscaped for relatively low maintenance, having blockset seating areas and established borders, timber storage shed behind which lies the oil storage tank, with aspect to the allotments at the rear.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C

## TENURE

Freehold

## ADDITIONAL NOTES

We understand the property is on mains drainage, electricity and water. Central heating is oil fired. (information taken from Energy performance certificate and/or vendor).

There is an easement to allow access to neighbours land to maintain the property.

## 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:-

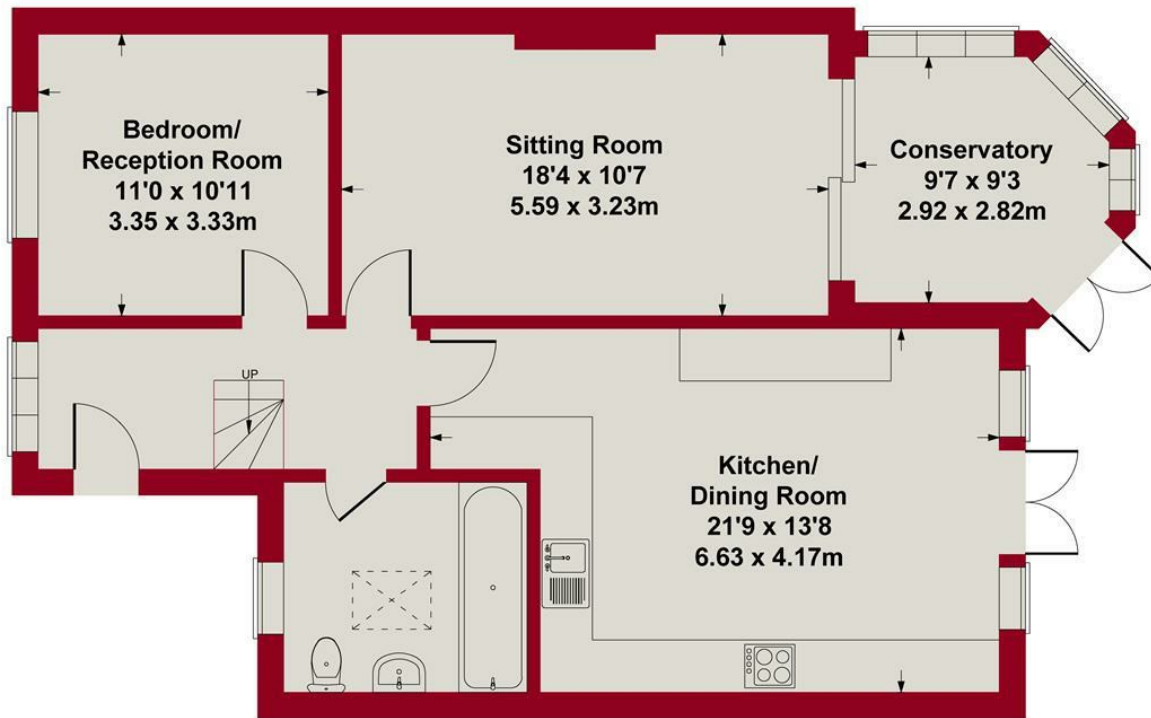
<https://www.gov.uk/search-register-planning-decisions>



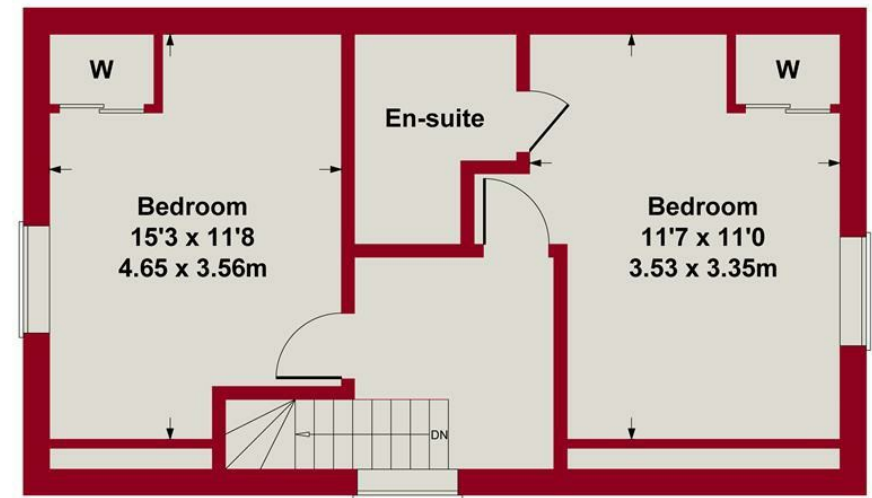








**GROUND FLOOR**



**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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	69
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		
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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