



6 Rutland Square, Barkestone

 **NEWTON FALLOWELL**

6 Rutland Square

Barkestone, Nottingham

Offered to the market is this extended and versatile detached family home. Located within the peaceful Vale of Belvoir village of Barkestone-Le-Vale with accommodation comprising: Entrance Hall, spacious Main Reception Room, modern Kitchen opening through to the light and bright Family Room / Reception Two, Utility Room, Ground Floor W.C., Study, Four Bedrooms, Master having En-Suite, Family Bathroom, Garage and workshop, landscaped South Westerly Gardens and driveway providing off street parking. EPC Rating - D. Council Tax Band - E. Freehold.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

A welcoming reception with staircase rising to a first floor landing with useful under stairs storage alcove beneath, wood effect flooring, high ceilings, deep skirtings, double glazed exterior door into the rear garden and doors to the Living / Dining Room and Kitchen.

Living / Dining Room

24' 7" x 12' 7" (7.49m x 3.84m)

A light and airy dual aspect reception room with double glazed windows to the front and rear, deep skirtings, high ceilings and picture rail, feature exposed brick chimney breast with raised flagged hearth, inset solid fuel stove and arched alcoves to the side.

Kitchen

17' 5" x 12' 4" (5.31m x 3.76m)

A contemporary Kitchen with steps leading down and being fitted with a good range of gloss fronted wall, base and drawer units with granite preparation surfaces including a central island unit, having undermounted sink with chrome swan neck mixer tap, free standing electric and gas range with tiled splash backs and chimney hood over, oak effect flooring, contemporary column radiator, attractive exposed beam ceiling, two double glazed windows overlooking the Rear Garden, opening through to the Study Area, Utility Room and Family / Living Room at the rear.



Study

8' 0" x 7' 10" (2.44m x 2.39m)

A versatile room which is large enough accommodate a study area with inset downlighters to the ceiling and double glazed window to the front.

Utility Space

12' 5" x 7' 11" (3.78m x 2.41m)

Fitted with a good range of built in cupboards and drawer units space and plumbing for washing machine, space for further free standing appliances, double glazed window to the front and further door leading into the W.C.



W.C.

6' 9" x 3' 3" (2.06m x 0.99m)

Fitted with a two piece suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap, tiled floor and wall mounted extractor.

Family / Living Room

27' 0" x 14' 2" (8.23m x 4.32m)

A lovely addition to this property is this well proportioned, versatile room leading off the kitchen with feature exposed beam, pitched ceiling, inset downlighters, continuation of the oak effect flooring, deep skirtings, double glazed window and exterior door leading out onto the driveway and further French doors to the Rear Garden.

Landing

Split Level First Floor Landing having double glazed windows to the front and doors to first floor accommodation.

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m)

Chimney breast with alcoves to the side, double glazed window to the front and cottage latch door into En-Suite.

En-Suite

8' 10" x 4' 11" (2.69m x 1.50m)

Fitted with a three piece suite comprising: Double width shower enclosure with sliding screen and wall mounted shower mixer, vanity unit with WC with concealed cistern and inset washbasin, tiled splash backs and chrome towel radiator.

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m)

Having high ceiling, deep skirtings, chimney breast with decorative cast iron fireplace, exposed floor boards and double glazed window to the front.

Bedroom Three

12' 11" x 8' 0" (3.94m x 2.44m)

Having high ceilings, exposed floor boards and double glazed window.





Bedroom Four

13' 0" x 6' 0" (3.96m x 1.83m)

Having double glazed window to the rear elevation, high ceiling and exposed floor boards.

Family Bathroom

12' 3" x 11' 11" (3.73m x 3.63m)

An L shaped well proportioned space fitted with a three piece suite comprising: Corner bath with chrome taps and further wall mounted electric shower, close coupled WC and pedestal washbasin, tongue and groove effect splash backs, contemporary towel radiator, built in airing cupboard, access to loft space above and double glazed window.

Garage

27' 0" x 10' 11" (8.23m x 3.33m)

Up an over door, power and light, useful storage in the eaves above, workshop area to the rear and courtesy door leading into the Rear Garden. Located to the rear of the garage is a further workshop/store.

Workshop

10' 11" x 6' 8" (3.33m x 2.03m)

Having power and light and pitched roof.

Outside

The property occupies a well established plot with gardens to three sides benefitting from a south to westerly rear aspect and a good degree of privacy. To the front there is a gravelled driveway providing off street parking and leads to an attached garage. The main gardens lie to the side and rear of the property, predominately laid to lawn but well stocked with established trees and shrubs, having a paved seating area and small orchard area with fruit trees and space for a greenhouse enclosed by trellis fencing.

Agents Note

This property has mains gas central heating, mains drains, water and electric. The gas central heating boiler was installed approximately two years ago There is broadband in the area and mobile phone signal. Low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk/#>

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-







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.

Produced by Potterplans Ltd. 2025





Newton Fallowell Bingham

Newton Fallowell, Cranmer House - NG13 8AN

01949839839 · bingham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/