



**17 Burton Lane, Whatton, Nottingham,
Nottinghamshire, NG13 9EQ**

£379,950

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Chalet Style Home
- 2 Receptions
- Potential For Ground Floor Living
- Gated Driveway & Garage
- Viewing Highly Recommended
- Up To 3 Bedrooms
- Ensuite & Main Bathroom
- Generous Established Plot
- Delightful Village Location

The property occupies a delightful, established, plot which is generous by modern standards, tucked away within this pretty conservation village and offering a versatile level of accommodation which lies in the region of 1,330 sq.ft.

This unique home provides accommodation over two floors and is versatile enough to be utilised as a two storey home but also benefits from the potential to be used as purely single storey living making it ideal for those looking for a long term home within a pretty location.

The accommodation comprises an initial entrance hall leading into a dual aspect sitting room with windows to both the front and side, a breakfast kitchen with an enclosed side entrance porch off, a formal dining room which benefits from access out into the rear garden and a generous study which offers potential for a double bedroom which can be serviced by the ground floor bathroom. To the first floor there are two further bedrooms the principle of which benefits from ensuite facilities and a walk in wardrobe.

The property is presented in good order and although likely to require some degree of cosmetic updating provides an excellent blank canvas for those wishing to place their own mark on a home.

As well as the internal accommodation the property occupies a delightful plot set back behind a gated frontage onto a substantial driveway providing ample off road parking and in turn leading to a detached brick built garage. The gardens run to all sides and provide a delightful outdoor space which is well stocked with mature trees and shrubs.

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.

A UPVC ENTRANCE DOOR WITH GLAZED LIGHT LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

15'8" max x 9'11" max (4.78m max x 3.02m max)

An L shaped initial entrance hall having spindle balustrade staircase rising to the first floor with useful under stairs alcove beneath, built in cloaks cupboard and stripped pine doors leading to:

SITTING ROOM

17'3" x 11'11" (5.26m x 3.63m)

A well proportioned light and airy reception which benefits from a south to westerly aspect with double glazed windows to the front and side; the focal point to the room being a contemporary fire surround and mantel with marble hearth and back and inset gas flame coal effect fire.

DINING ROOM

13' x 12'6" (3.96m x 3.81m)

A further well proportioned and versatile reception currently utilised as formal dining but could provide a further sitting room with an aspect into the rear garden; the room having double glazed French doors with side lights with a pleasant aspect to the rear.

OFFICE/BEDROOM 3

13'11" x 9'11" (4.24m x 3.02m)

A really versatile room currently utilised as a home office but could potentially be used as a ground floor double bedroom or additional sitting room. The room having fitted shelving and a dual aspect with double glazed windows to the front and side.

KITCHEN

13'4" max x 12'8" max (4.06m max x 3.86m max)

Having a pleasant aspect into the rear garden and being large enough to accommodate a small breakfast or dining table; providing a good level of storage with built in wall, base and drawer units as well as a large shelved pantry unit; U shaped configuration of laminate work surfaces with inset sink and drain unit with chrome mixer tap and tiled splash backs, space for free standing gas or electric cooker, plumbing for washing machine and dishwasher, room for under counter fridge, inset downlighters to the ceiling, tiled floor and double glazed window.

SIDE ENTRANCE PORCH

6'6" x 3'10" (1.98m x 1.17m)

Having a quarry tiled floor, double glazed window to the side and exterior doors to the front and rear.

GROUND FLOOR BATHROOM

8'6" x 6'9" (2.59m x 2.06m)

Having a suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, panelled bath, vanity unit with WC with concealed cistern with vanity surface over and inset washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having under eaves storage, Velux skylight and further doors leading to:

BEDROOM 1

13'7" max x 11'10" max (4.14m max x 3.61m max)

An L shaped double bedroom benefitting from both an ensuite shower room and adjacent walk in wardrobe; having access to under eaves storage, pitched ceiling with inset skylight and further doors to:

ENSUITE SHOWER ROOM

6'1" x 4'3" (7'3" max into shower enclosure) (1.85m x 1.30m (2.21m max into shower enclosure))

Having a suite comprising tiled shower enclosure with wall mounted electric shower and bifold screen, close coupled WC and wall mounted washbasin; pitched ceiling with inset skylight.

WALK IN WARDROBE

6'2" x 4'8" (1.88m x 1.42m)

Having a pitched ceiling and hanging rail; also housing the updated Worcester Bosch gas central heating boiler.

BEDROOM 2

9'11" x 12' (3.02m x 3.66m)

A further double bedroom having an aspect to the side; pitched ceiling, access to under eaves and double glazed window.

EXTERIOR

The property occupies a delightful plot set back behind a walled and gated frontage. The front garden is laid to lawn with established borders with a variety of trees and shrubs and pathway to the front door. To the side of the property is a substantial driveway with off road parking for up to four vehicles which, in turn, leads to the detached brick and pantiled garage with up an over door and courtesy door to the side, and the secluded rear garden. The rear garden is mainly laid to lawn with an initial paved seating area linking back into the dining room and is bordered by timber fencing with a variety of established trees and shrubs.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

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).

There maybe covenants within the title.

The property lies within the village conservation area.

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>

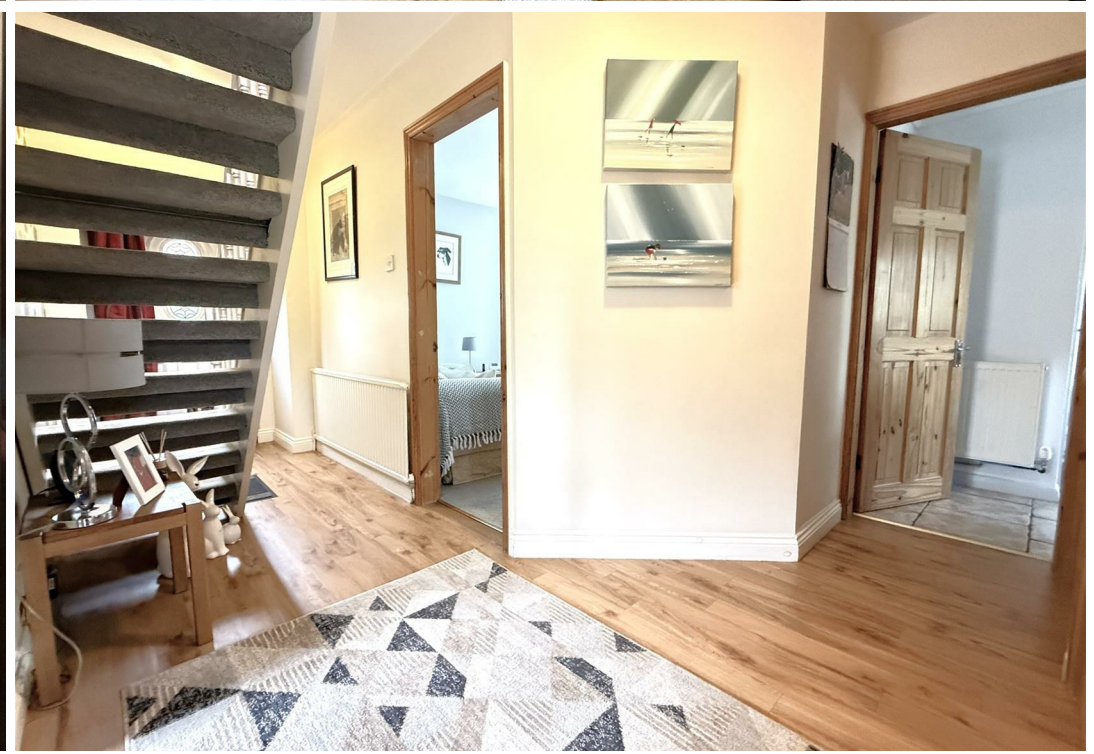
School Ofsted reports:-

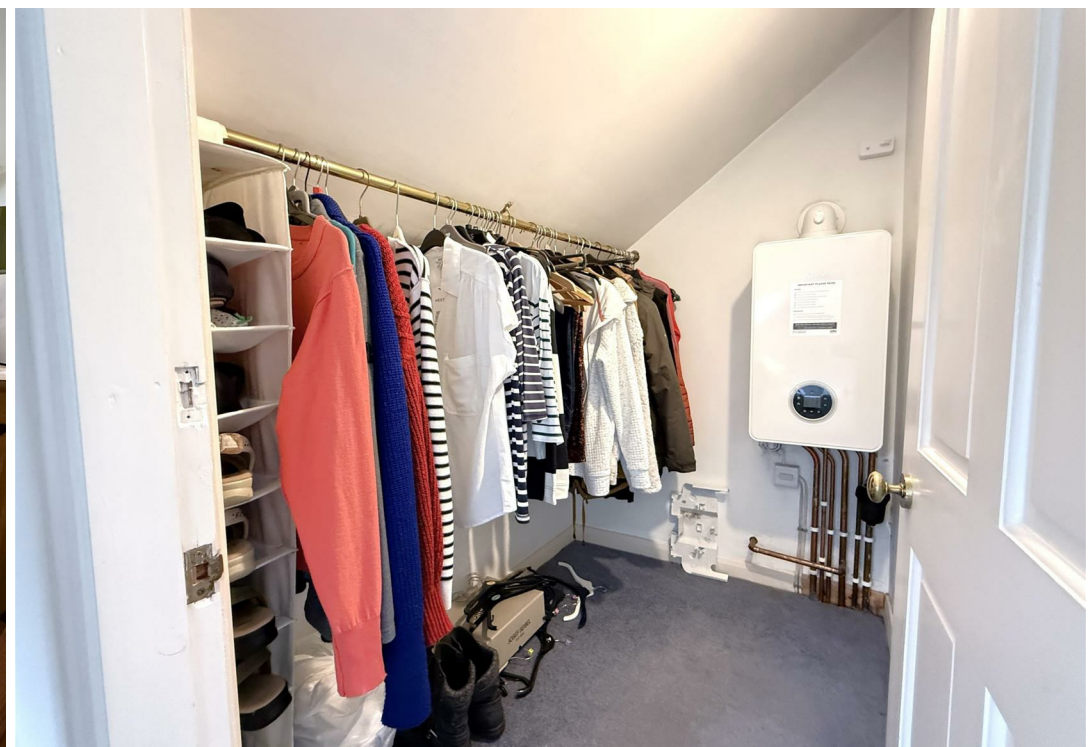
<https://reports.ofsted.gov.uk/>

Planning applications:-

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











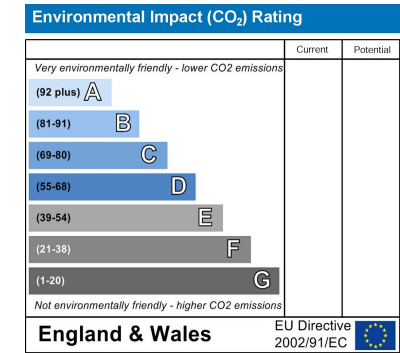
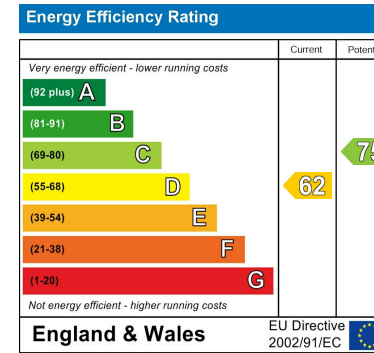


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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