



60 Langer Woods Park Harby Road, Langer,
Nottinghamshire, NG13 9HZ

Chain Free £145,000

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 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Park Home
- Stunning Contemporary Design
- Ensuite & Dressing Room
- Superb Open Plan Living/Dining Kitchen
- Off Road Parking
- Newly Instated
- 2 Double Bedrooms
- Separate Main Bathroom
- Level Plot
- Well Regarded Over 45s Development

We have pleasure in offering to the market this newly instated contemporary Park Home designed to create a wonderful light and airy home which approaches 740 sq.ft. of internal accommodation.

The property provides two double bedrooms, the principle room offering a walk through dressing area and ensuite facilities, with separate main bathroom. The hub of the home is a stunning open plan living/dining kitchen with an attractive pitched ceiling and windows to two elevations which provides a fantastic everyday living/entertaining space large enough to accommodate both a sitting and dining area. This is open plan to a well appointed contemporary kitchen fitted with a generous range of units and integrated appliances all of which leads off an attractive central hallway.

In addition the property benefits from gas central heating, UPVC double glazing, contemporary decor and floor coverings and occupies a level plot with gardens to two sides and off road parking.

This is a fantastic opportunity to purchase a stunning home within this popular over 45s development, positioned in a semi rural location on the fringes of this pretty Vale of Belvoir village.

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 ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE VESTIBULE

A part open plan entrance vestibule having a pitched ceiling with inset downlighters and integrated furniture providing cloaks hanging space with drawer units and seating beneath. This leads into:

OPEN PLAN LIVING/DINING KITCHEN AREA

19'7" max x 19' max (5.97m max x 5.79m max)

A superb room flooded with light, benefitting from windows to three elevations providing a large space capable of accommodating both a dining and living area, having an attractive pitched ceiling with inset downlighters and pendant lamps; contemporary elevation with low level console unit; and French doors to the front. This area in turn is open plan to a well appointed kitchen fitted with a generous range of contemporary units providing an excellent level of storage having two runs of laminate preparation surfaces including a central peninsula unit with integrated bar providing informal dining; inset stainless steel sink and drain unit; space for free standing appliance beneath; further integrated appliances including single oven with gas hob above and concealed extractor, fridge and freezer; and shelved larder unit housing the gas central heating boiler.

RETURNING TO THE INITIAL ENTRANCE VESTIBULE FURTHER DOORS, IN TURN, LEAD TO:

PRINCIPLE BEDROOM

An excellent space encompassing a double bedroom with walk through dressing area and ensuite facilities.

BEDROOM

9' x 8'10" (2.74m x 2.69m)

Having a pitched and high level double glazed window and a contemporary partition leading through into:

DRESSING AREA

9'5" x 5' (2.87m x 1.52m)

Having built in wardrobes with hanging rails and low level drawer units, double glazed window, pitched ceiling and a further door leading through into:

ENSUITE SHOWER ROOM

9' x 4' (2.74m x 1.22m)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal basin with chrome mixer tap and mirrored splash back; contemporary towel radiator and double glazed window.

BEDROOM 2

10'6" x 9' (3.20m x 2.74m)

A further double bedroom benefitting from a dual aspect with double glazed windows to the side and rear, pitched ceiling and integrated furniture.

BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin; double glazed window to the side.

EXTERIOR

The property offers a level plot which is in the process of being landscaped with gardens to the front, side and rear and an off road parking space.

COUNCIL TAX BAND

Rushcliffe Borough Council - A

TENURE

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.

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

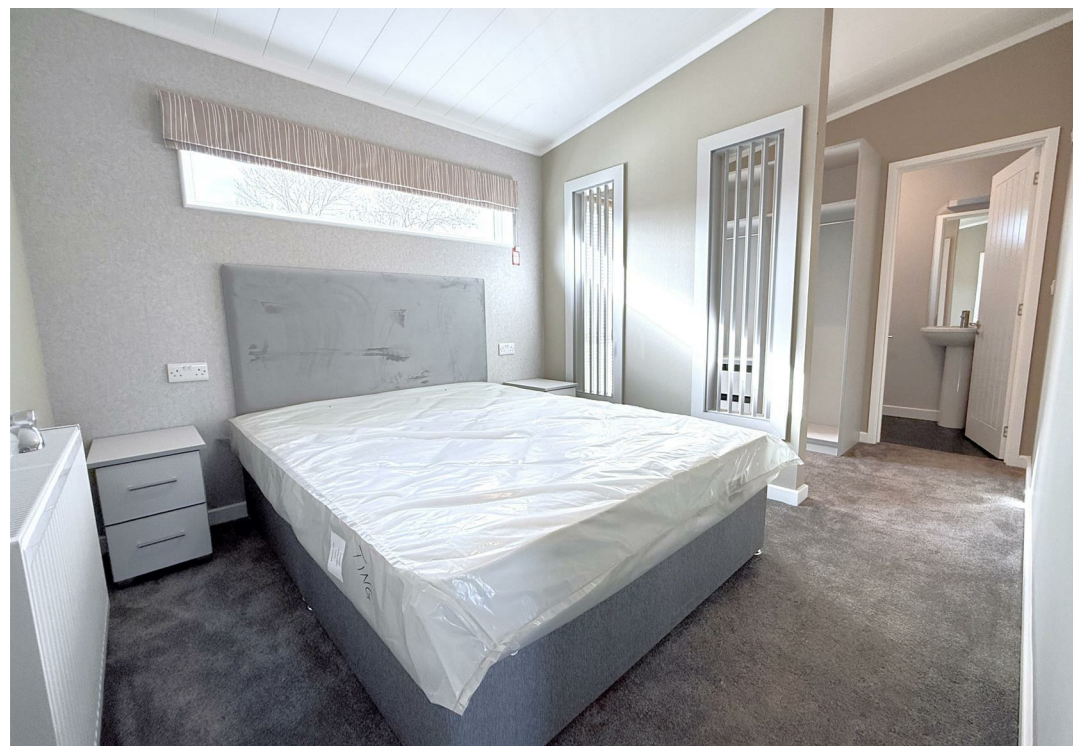
<https://www.gov.uk/search-register-planning-decisions>

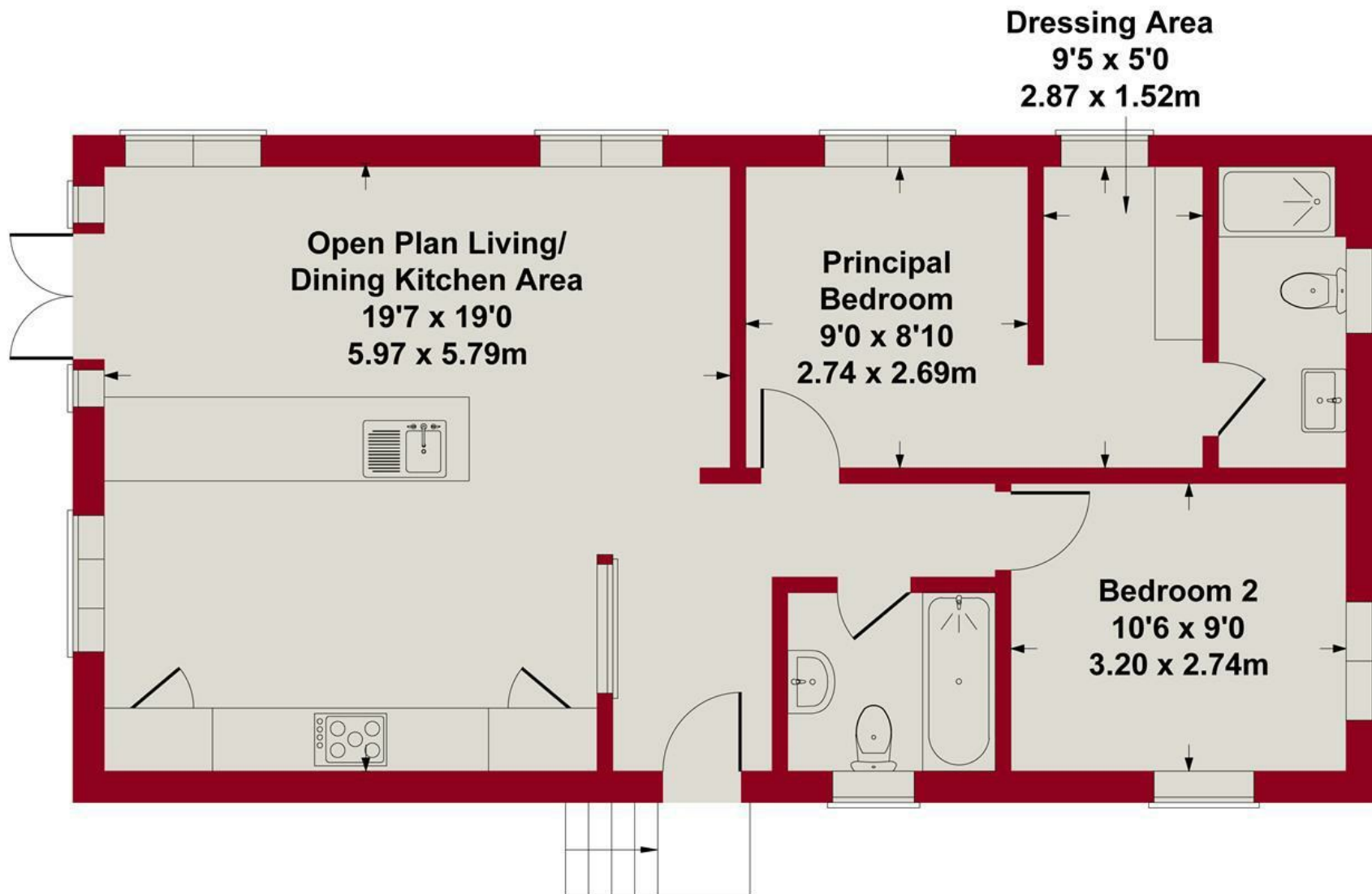
DIRECTIONAL NOTE

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.









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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