



9 Park Road, Barnstone, Nottinghamshire,
NG13 9JF

£450,000

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

- Detached Family Home
- Plot In The Region Of 1/5 Of An Acre
- Ground Floor Cloaks & Utility
- Well Proportioned Rear Garden
- Ideal Family Home
- Extended Accommodation Approaching 2,000 Sq.Ft.
- 4 Bedrooms 4 Receptions
- Considerable Parking & Garage
- Village Location
- Viewing Highly Recommended

An excellent opportunity to purchase a well proportioned detached, family orientated home, offering an excellent level of accommodation and occupying a deceptive well proportioned plot which approaches 1/5 of an acre.

This individual home has seen a significant level of improvements over the years having been reconfigured and extended to create an excellent level of accommodation which approaches 2,000 sq.ft., boasting four bedrooms and four receptions. The ground floor offers a versatile layout of generous proportions comprising an initial storm porch leading through into the main entrance hall with useful study off, perfect for today's way of home working. Three further reception areas include a dining space leading off a tastefully appointed kitchen, a main sitting room flooded with light having a large picture window to the front and an attractive open fireplace and a single storey addition at the rear. This creates a fantastic, well proportioned family/garden room, flooded with light benefitting from doors leading out into the garden, and is a substantial space with a great deal of versatility. In addition there is a useful utility and ground floor cloak room.

To the first floor, leading off a central landing, there are four bedrooms all capable of taking double beds, the main bedroom having an ensuite cloak room, and a separate well proportioned family bath/shower room.

As well as the internal accommodation the property occupies a particularly generous plot approaching 1/5 of an acre with off road parking to the front and which in turn leads to a brick built garage at the side. A superb, established, rear garden has a large paved terrace and central lawn well stocked with established trees and shrubs.

Overall this would be a perfect home for families looking for an excellent level of accommodation on a well proportioned plot all within a village setting.

BARNSTONE

The village of Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including highly regarded primary school, pub/restaurant and Langar Hall hotel and restaurant. Situated on the edge of open countryside with 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 ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENCLOSED STORM PORCH

7'3" x 3' (2.21m x 0.91m)
Providing a useful enclosed area with inset bristle mat to the floor and timber glazed door leading through into:

MAIN ENTRANCE HALL

16'5" x 6'6" (5.00m x 1.98m)
A well proportioned entrance hall having attractive stripped wood oak flooring, deep skirtings and architrave, spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath and, in turn, further doors leading to:

STUDY

11'9" x 8'5" (3.58m x 2.57m)
A versatile reception which would be large enough to accommodate a dining table but would make a perfect playroom or home office ideal for today's way of working, having a dual aspect with double glazed windows to the front and side, inset downlighters to the ceiling and wall mounted consumer unit.

GROUND FLOOR CLOAK ROOM

8'5" x 3'6" (2.57m x 1.07m)
Having a two piece suite comprising mid flush WC and vanity unit with washbasin with chrome taps and glass mosaic tiled splash backs, bamboo flooring, deep skirtings and double glazed window to the side.

OPEN PLAN DINING KITCHEN

15' x 8'11" (4.57m x 2.72m)
A well proportioned open plan space providing and initial kitchen area leading through into a more formal dining space and having an aspect into the rear garden. The kitchen is tastefully appointed, having a range of modern wall, base and drawer units, two runs of wood grain effect laminate preparation surfaces providing an excellent working area, inset sink and drain unit with swan neck mixer tap, integrated appliances including five ring Smeg gas hob with glass splash back and chimney hood over and Hotpoint double oven, inset downlighters to the ceiling, wood effect laminate flooring, contemporary column radiator and double glazed window to the rear.

The kitchen is, in turn, open plan to:

DINING/RECEPTION SPACE

12'7" x 8'2" (3.84m x 2.49m)
Ideal as formal dining, linking into both the garden room and main sitting room. The dining area having continuation of laminate flooring, deep skirtings, double glazed window to the side and sliding pocket doors leading through into:

SITTING ROOM

16'11" x 12'9" (5.16m x 3.89m)

A well proportioned reception flooded with light having a large double glazed picture window to the front, the focal point to the room being an attractive oak fire surround and mantel with slate hearth and inset period style fire insert with open grate. In addition a further door returns back to the main entrance hall.

Returning to the dining/reception space double doors lead through into:

GARDEN/FAMILY ROOM

23'11" x 13'10" (7.29m x 4.22m)

A fantastic addition to the property providing a generous, well proportioned, light and airy reception with an aspect into the rear garden, having attractive part pitched ceiling with inset skylights and central beam, wood effect laminate flooring, deep skirtings and traditional style column radiator. The room could be utilised for a variety of purposes, perfect as an additional sitting room.

Returning to the kitchen a further stable leads through into:

UTILITY ROOM

8'8" x 8'3" (2.64m x 2.51m)

Having fitted based units with laminate work surface over, inset sink and drain unit with chrome mixer tap and tumbled marble tiled splash backs, plumbing for washing machine, space for further free standing appliances, wall mounted Worcester central heating boiling, double glazed window and exterior door into the garden.

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

FIRST FLOOR LANDING

Having built in cupboard, access to loft space above and, in turn, further doors leading to:

BEDROOM 1

12' x 11'8" (3.66m x 3.56m)

A well proportioned double bedroom with aspect to the front and benefitting from ensuite facilities, having useful over stairs storage cupboard, double glazed window and further door leading through into:

ENSUITE CLOAK ROOM

6'6" x 2'5" (1.98m x 0.74m)

Having a two piece suite comprising close coupled WC and pedestal washbasin with tumbled marble tiled splash backs and wood effect laminate flooring.

BEDROOM 2

13'4" x 13' (4.06m x 3.96m)

A further well proportioned double bedroom having aspect to the front, inset downlighters to the ceiling and double glazed window.

BEDROOM 3

12'3" x 10' (3.73m x 3.05m)

A double bedroom having aspect to the rear and double glazed window.

BEDROOM 4

10'4" x 7'11" (3.15m x 2.41m)

A double bedroom having aspect to the rear with double glazed window.

BATH/SHOWER ROOM

10'11" x 7'9" (3.33m x 2.36m)

A well proportioned family bathroom having a four piece suite comprising double length shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended bath set in a panelled recess with tiled surround and chrome mixer tap with integrated shower handset, close coupled WC and vanity unit with marble surface over and inset washbasin with chrome mixer tap and tumbled marble tiled splash backs, column radiator, additional towel radiator and dual aspect with double glazed windows to both side and rear.

EXTERIOR

The property occupies an unexpectedly generous, established plot approaching 1/5 of an acre in total, tucked away in a corner of the avenue with an open plan, well proportioned, frontage which provides a considerable level of off road parking and, in turn, leads to a detached brick built garage. To the side and rear of the property is an extensive paved seating area providing a fantastic terrace linking back into the garden room and making an excellent outdoor entertaining space with exterior lighting and cold water tap. The remainder of the garden is mainly laid to lawn with block set edging and paved pathway leading to the foot of the garden where there is a useful timber storage shed. The garden is enclosed by panelled and feather edged board fencing and contains a variety of established trees and shrubs.

GARAGE

20' max in length x 17'5" max (6.10m max in length x 5.31m max)

A particularly generous garage, having power and light, electric up and over door, potential storage in the eaves, window and courtesy door.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

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:-

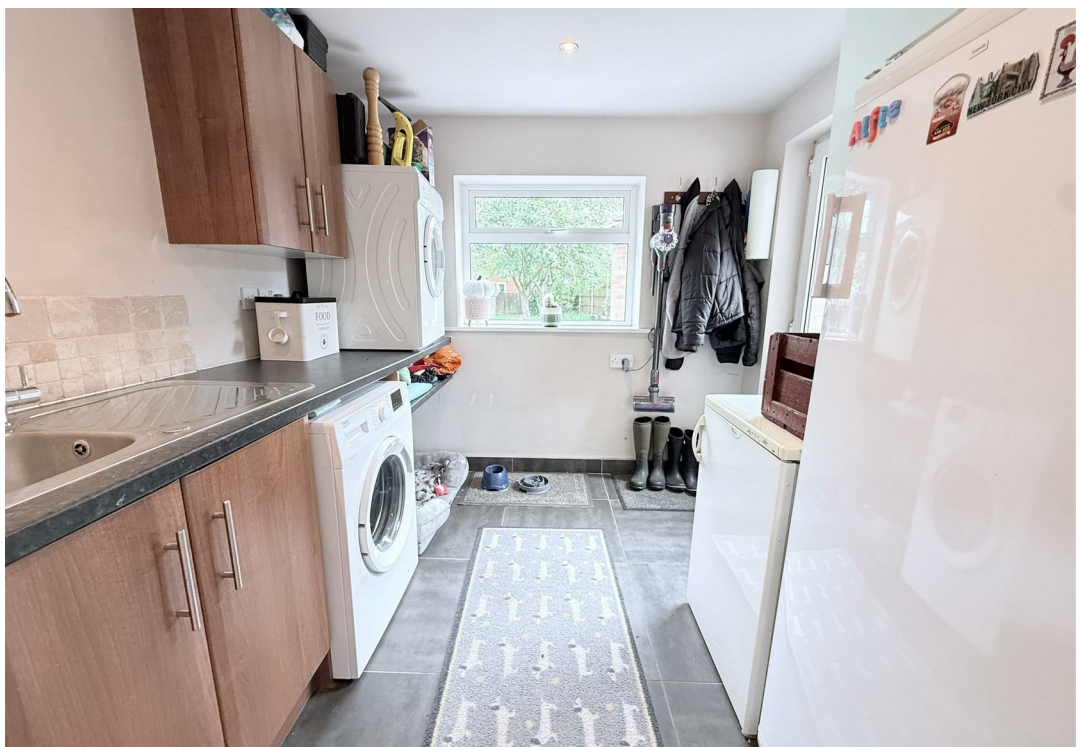
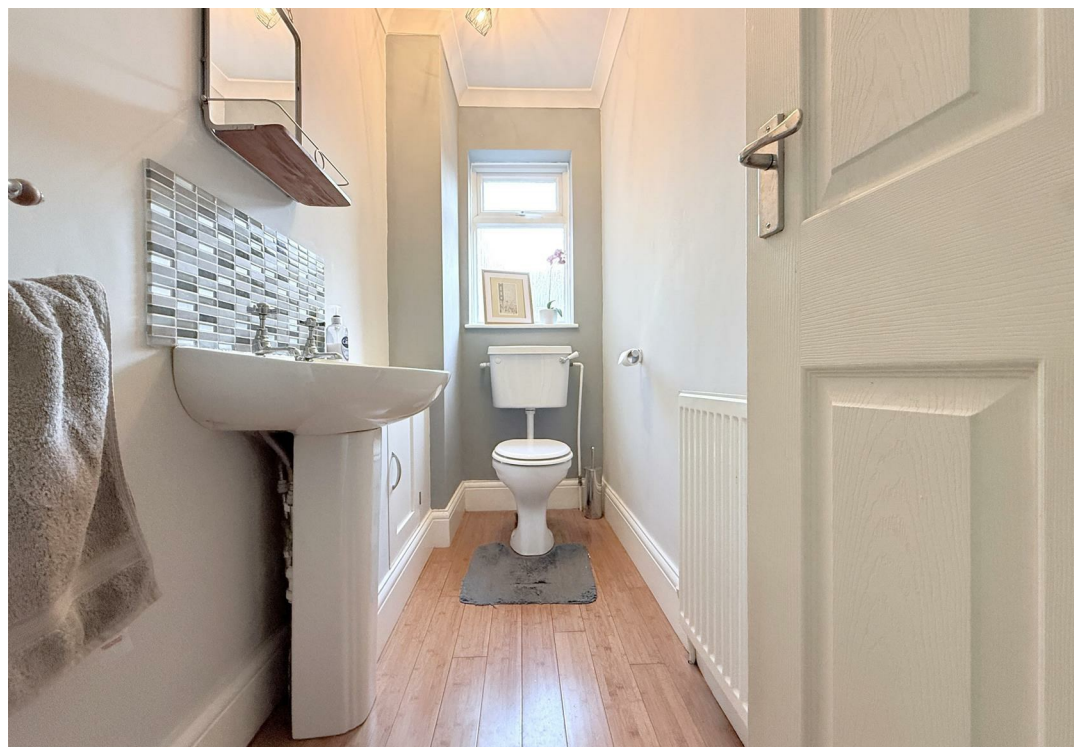
<https://reports.ofsted.gov.uk/>

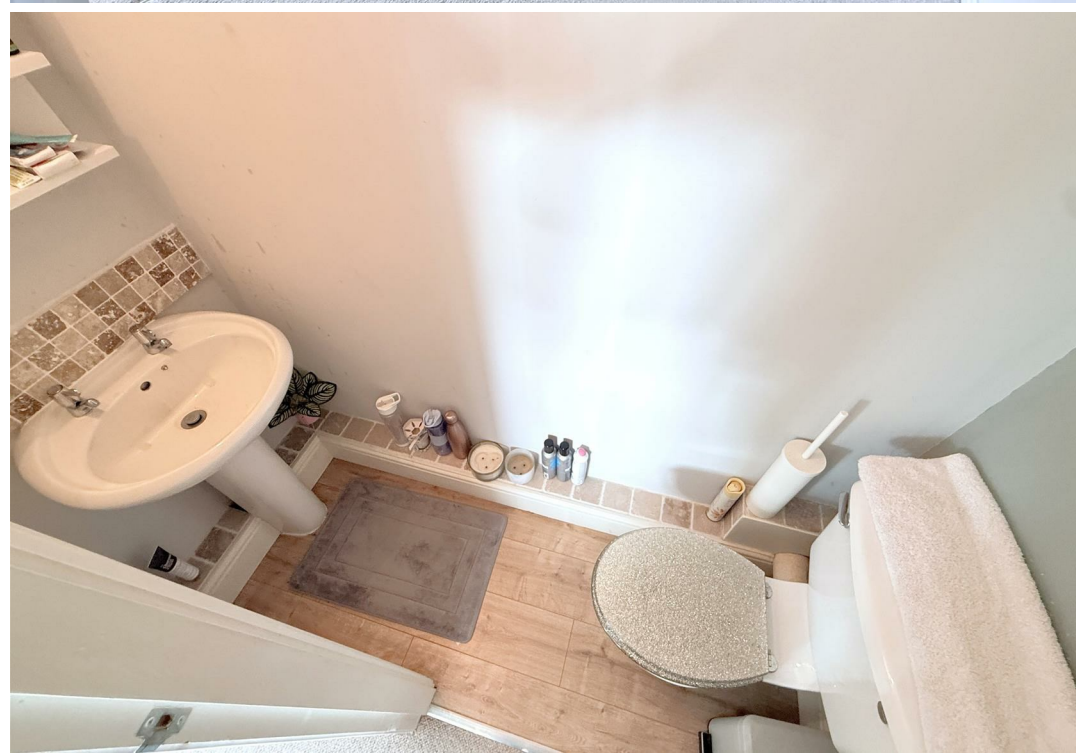
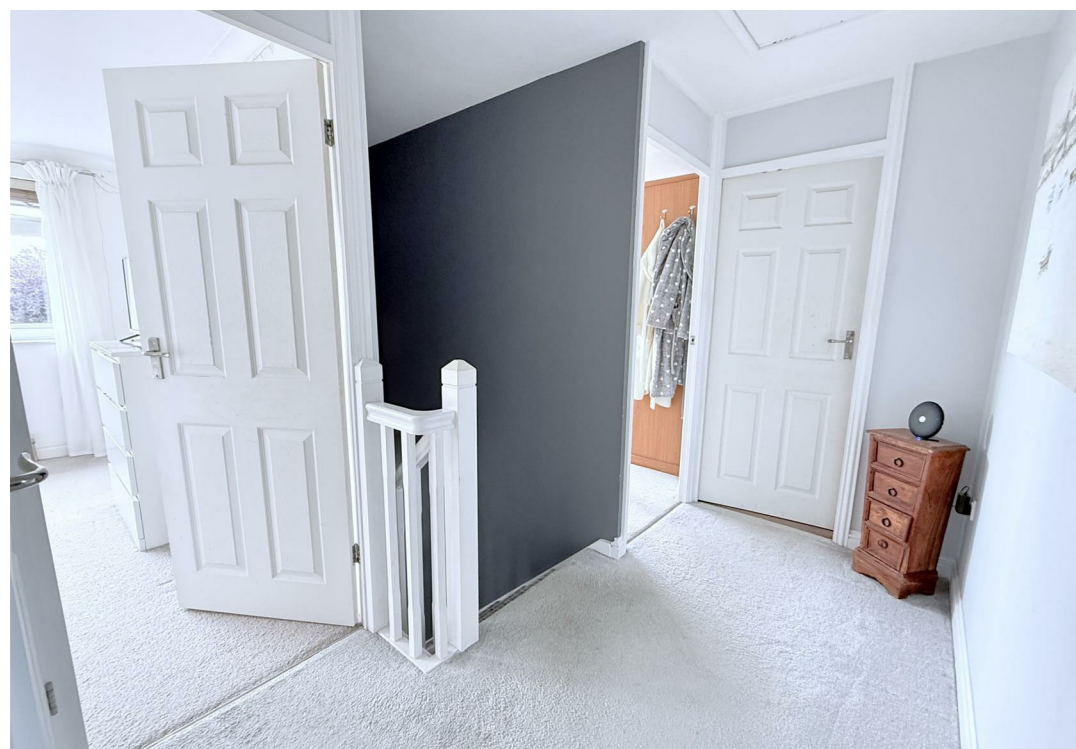
Planning applications:-

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







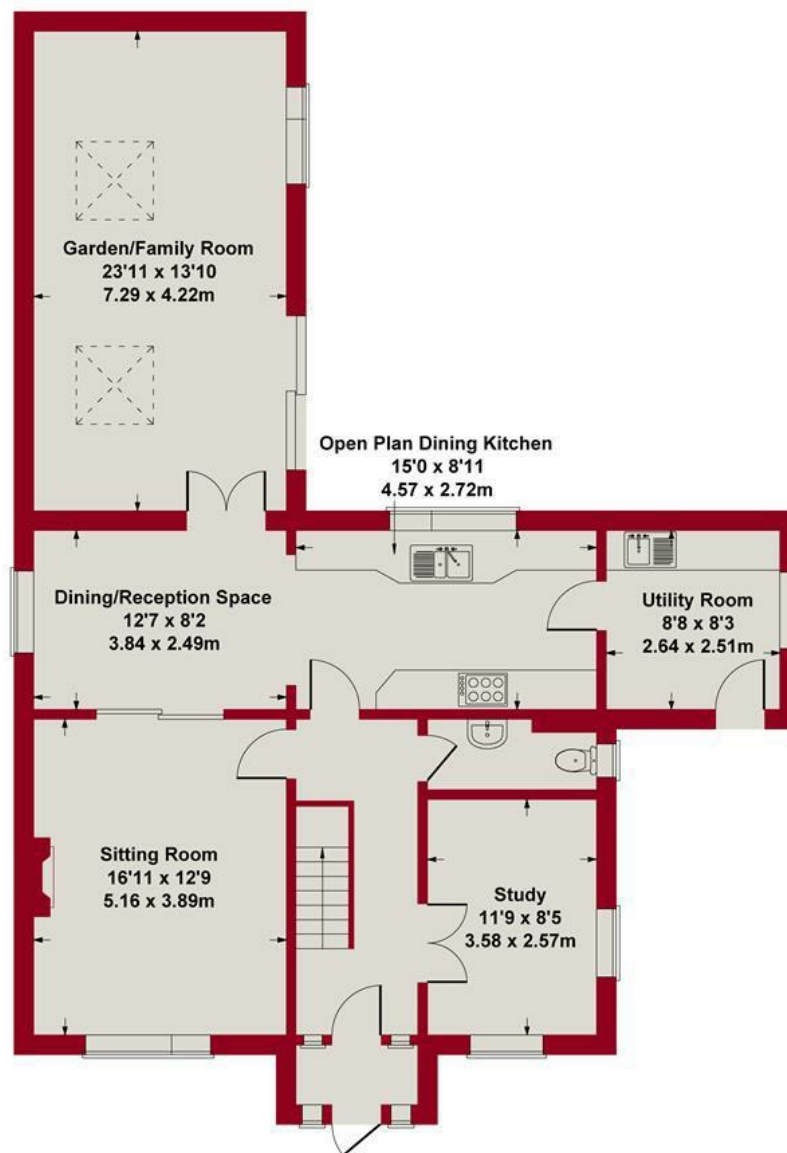




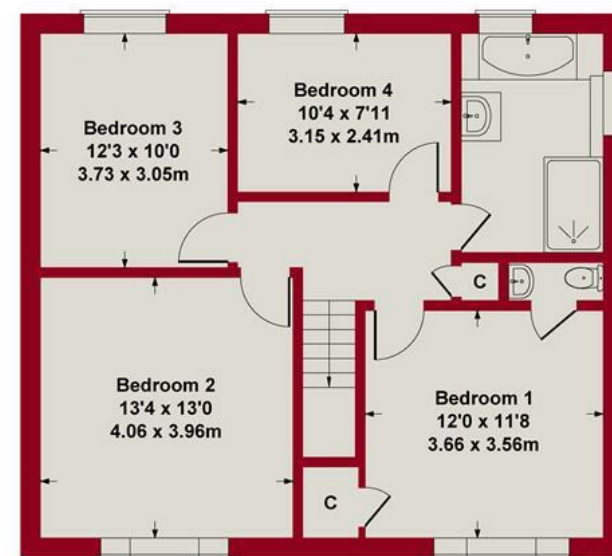




GARAGE



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



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		
	72	79
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.

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



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