



**19 Butlers Field, Langar, Nottinghamshire,
NG13 9HS**

Chain Free £205,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern End Townhouse
- Ideal 1st Time Buy
- Garden Approx. 45' Long
- No Upward Chain
- Viewing Highly Recommended
- 2 Double Bedrooms
- Southerly Facing Rear Garden
- Off Road Parking
- Cul-De-Sac Setting

A fantastic opportunity to purchase a relatively modern end terrace tucked away within a small cul-de-sac setting, benefitting from a southerly rear aspect with off road parking and no upward chain.

Internally the property has seen some recent improvements with redecoration, updated bathroom and ground floor cloak room as well as replacement composite entrance door. The only element of the property likely to require an update is the kitchen but it is fitted with a range of built in cupboards that are more than functional and provides a blank canvas for those wishing to place their own mark on a home.

The accommodation would ideally suit single or professional couples or potentially those downsizing from larger dwellings and comprises an initial entrance hall which is part open plan to the kitchen with a ground floor cloak room off and a useful storage cupboard. The hallway leads through into a well proportioned living/dining room with a southerly aspect into the garden. To the first floor there are two double bedrooms and a central bathroom.

As well as the internal accommodation the property occupies a pleasant position within this popular village, tucked away at the end of the Close with a tandem length driveway and an enclosed rear garden which extends to approximately 45 ft. in length.

Overall viewing comes highly recommended to appreciate the location and accommodation on offer.

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 CANOPIED PORCH LEADS TO AN UPGRADED COMPOSITE ENTRANCE DOOR AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

8'9" x 2'10" (2.67m x 0.86m)

Having a built in storage cupboard and an open archway leading into:

KITCHEN

6'7" x 7'10" (2.01m x 2.39m)

Fitted with a range of wall, base and drawer units with chrome door furniture and a U shaped configuration of laminate preparation surfaces; inset sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances include four ring gas hob with filter hood over and single oven beneath; plumbing for washing machine, space for fridge freezer and sealed unit double glazed window to the front.

From the initial entrance hall further doors lead to:

GROUND FLOOR CLOAK ROOM

5'6" x 2'6" (1.68m x 0.76m)

Having a two piece modern suite comprising close coupled WC with concealed cistern and vanity unit with inset washbasin and laminate flooring.

SITTING/DINING ROOM

15' x 12'7" (4.57m x 3.84m)

A well proportioned space which would be large enough to accommodate both a living and dining area having double glazed French doors leading out into the rear garden; the focal point to the room being a feature fireplace with ornate fire surround and mantel with tiled hearth and back and electric fire; a spindle balustrade staircase rising to the first floor with useful under stairs alcove beneath.

FIRST FLOOR LANDING

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

BEDROOM 1

12'8" x 8' (3.86m x 2.44m)

A double bedroom having aspect to the front with two double glazed windows.

BEDROOM 2

12'7" x 8'3" max (3.84m x 2.51m max)

Again a double bedroom having an aspect into the rear garden; built in airing cupboard housing the hot water cylinder and double glazed window to the rear.

BATHROOM

6'5" x 6' (1.96m x 1.83m)

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

EXTERIOR

The property is tucked away towards the end of a small cul-de-sac setting having a tandem length driveway providing off road car standing, the remainder of the frontage laid to lawn with a useful bin store to the front of the house. To the rear of the property is an enclosed garden which benefits from a southerly aspect, extending to approximately 45 ft. in length

and enclosed by panelled fencing. The garden is mainly laid to lawn but links back into the main living room via French doors.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

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).

The parking area for the property is to the Northerly side of the tarmac area. There is a shared element to part of the initial driveway entrance.

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/>

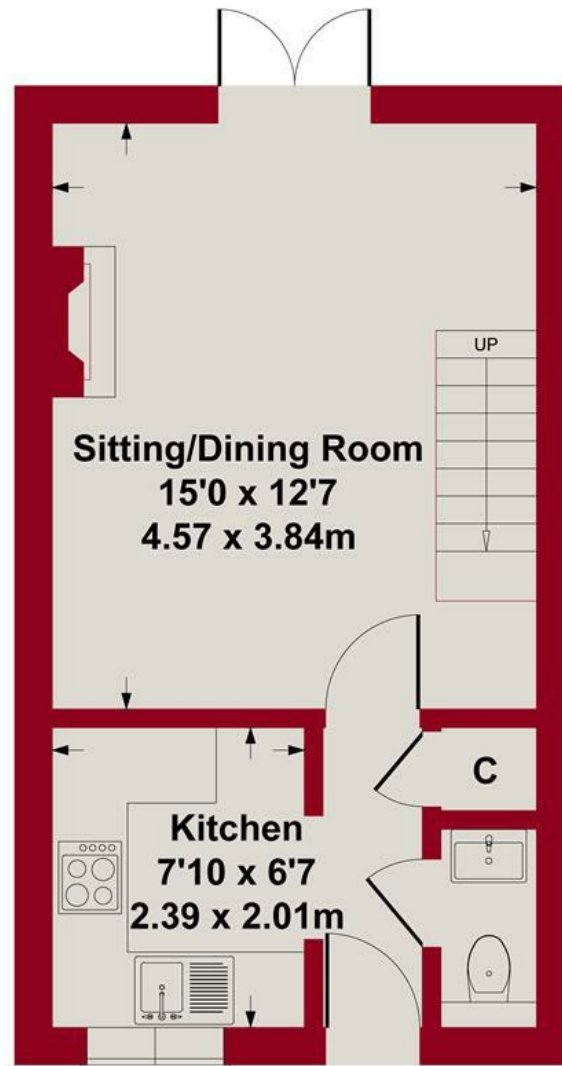
Planning applications:-

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

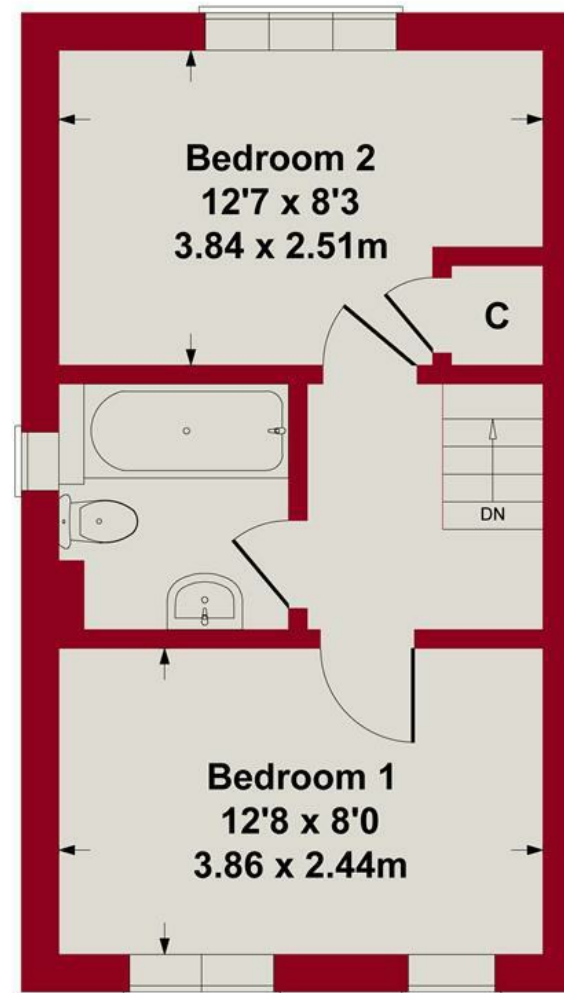








GROUND FLOOR



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.

