



53 Langar Woods Harby Road, Langar,
Nottinghamshire, NG13 9HZ

Chain Free £55,000

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

- Home Seeker Langsdale Plus Park Home
- Fitted Kitchen
- Aspect Across To Adjacent Field
- Off Road Parking
- No Upward Chain
- Tastefully Presented
- 2 Bedrooms
- South To Westerly Aspect
- Popular Location
- Viewing Highly Recommended

We offer to the market this well presented Home Seeker Langsdale Plus Park Home sited on a pleasant pitch which benefits from a south to westerly aspect across to adjacent fields with a large timber deck and garden at the rear catching much of the days sun and linking back into the main reception.

The property is tastefully presented throughout and provides accommodation which includes an initial entrance hall and a fitted kitchen with a good range of built in units which leads through into dual sitting room. The property has two bedrooms and a shower room with Jack n' Jill access into the main bedroom.

In addition there is off road parking and a garden area to two sides as well as two useful metal storage sheds.

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 ENTRANCE HALL

10'10" x 3'6" (3.30m x 1.07m)

Having coved ceiling, central heating radiator and further doors, in turn, leading to:

KITCHEN

11'5" x 7'4" (3.48m x 2.24m)

Appointed with a generous range of wall, base and drawer units with brushed metal fittings and L shaped configuration of laminate work surface with inset sink and drain unit; tiled splash backs; integrated appliances include four ring gas hob, single fan assisted oven beneath, fridge freezer; plumbing and space for dishwasher and washing machine; built in shelved pantry and adjacent alcove housing gas central heating boiler; the room having a dual aspect with windows to the front and rear. A further door leads through into:

SITTING ROOM

11'11" max x 11'6" max (3.63m max x 3.51m max)

A well proportioned light and airy space benefitting from a dual aspect with double glazed window to the front and French doors to the side; coved ceiling and central heating radiator.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

9'8" (excluding wardrobes) x 7'6" (2.95m (excluding wardrobes) x 2.29m)

Having initial entrance corridor leading into a double bedroom having a pleasant aspect across the rear garden and field beyond; the room having a run of full height built in wardrobes with sliding mirrored door fronts, coved ceiling and central heating radiator.

A further door gives Jack n' Jill access into:

SHOWER ROOM

6'8" x 7'10" (2.03m x 2.39m)

Having a three piece modern suite comprising double width shower enclosure with glass sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin; tiled splash backs, electric towel radiator and window.

A further door returns to the initial entrance hall.

BEDROOM 2/STUDY

7'10" x 7'11" (2.39m x 2.41m)

Currently utilised as a home office but would be large enough to accommodate a single bed or would make an excellent dressing room; having built in wardrobe, coved ceiling and window.

EXTERIOR

The home occupies a pleasant relatively low maintenance site having an open aspect to the rear across to an adjacent, a large raised timber deck offering an outdoor seating area with a south to westerly aspect, lawned area at the rear, two useful metal storage sheds and off road parking for one vehicle.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band 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 (LPG) 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 (August 2026) is £246.17 per calendar month, this includes water. Electricity is metered separately.

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/>

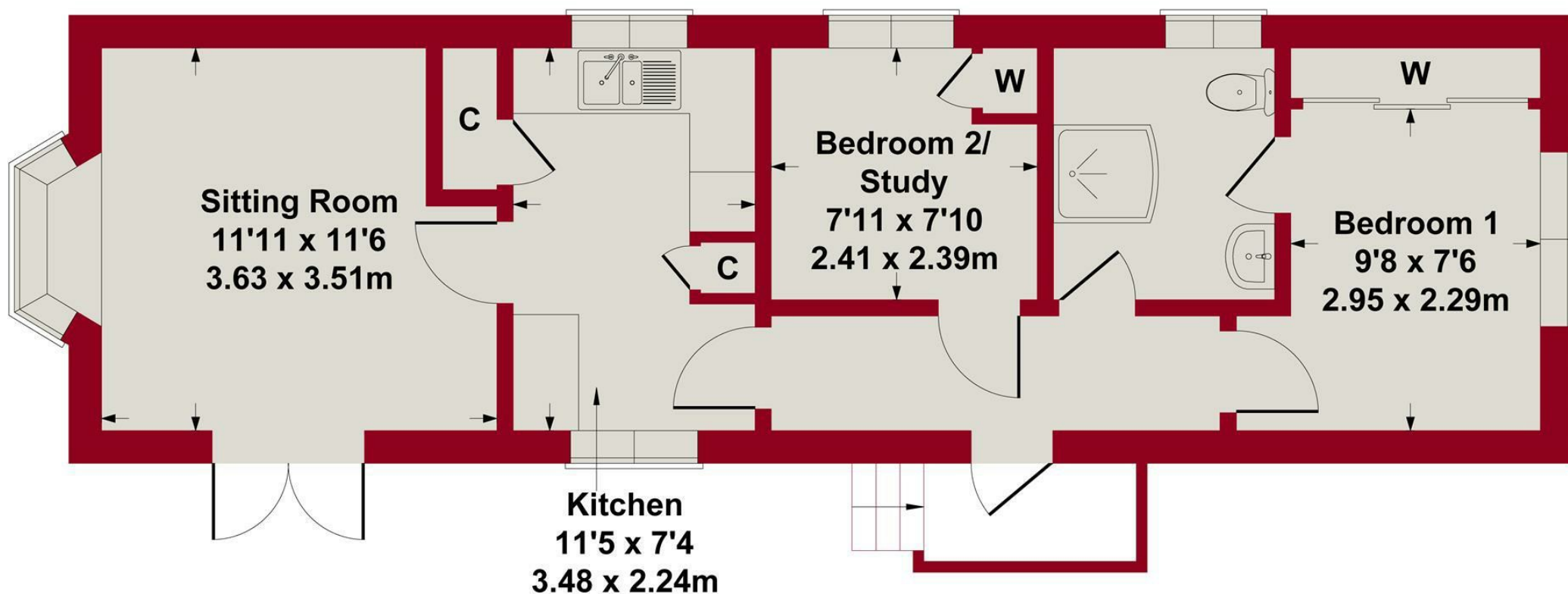
Planning applications:-

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









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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