



**Butlers Lodge 1 Butlers Field, Langar,  
Nottinghamshire, NG13 9HS**

**£487,500**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 3 Receptions
- Utility & Ground Floor Cloak Room
- Accommodation In The Region Of 2,150 Sq.Ft.
- Cul-De-Sac Location
- 4 Bedrooms
- 4 Bath/Shower Rooms
- Open Plan Kitchen & Family/Dining Room
- Ample Off Road Parking & Treble Garage
- Viewing Highly Recommended

We have pleasure in offering to the market this fantastic, detached, family home which has been reconfigured and extended creating an excellent level of accommodation lying in the region of 2,150 sq.ft. and occupying an excellent corner plot with gated access which provides a substantial level of off road parking and, in turn, leads to a generous treble garage to the front.

Internally, in its current layout, the property offers four double bedrooms having been reconfigured from its original five bedroom design to create a larger master suite but potentially could be reverted back for those requiring the additional bedroom space. In addition there are four bath/shower rooms as well as a ground floor cloak room. The ground floor boasts three main reception areas with the addition of a large family room at the rear that provides both a living/dining space and useful study area off. The kitchen is tastefully appointed, being fitted with a generous range of units and integrated appliances and having granite preparation surfaces and an aspect into the rear garden. The kitchen also has access into a useful utility.

The property is tastefully presented throughout, having relatively neutral decoration and modern fixtures and fittings.

The accommodation spans three floors and would be perfect for families, particularly with older children, making use of the second floor bedrooms and central cloak room. For those with younger children the property is situated within a short walking distance of the well regarded school.

Overall viewing comes highly recommended to appreciate both 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 A MAIN ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT AND, IN TURN, INTO AN:

## INITIAL L SHAPED ENTRANCE HALL

12'6" max x 14'8" max (3.81m max x 4.47m max)

A well proportioned space which offers a useful area providing a good level of cloaks hanging or alternatively would be large enough to accommodate a desk providing a potential home office working area. The room having timber effect tiled floor, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath, double glazed window to the front and, in turn, further doors leading to:

## GROUND FLOOR CLOAK ROOM

7' x 3'1" (2.13m x 0.94m)

Having a two piece suite comprising close coupled WC and pedestal washbasin, continuation of the tiled floor and double glazed window to the side.

## SITTING ROOM

13'11" x 13'9" (16'10" max into bay) (4.24m x 4.19m (5.13m max into bay))

A well proportioned reception which links through into the breakfast area of the kitchen creating a useful everyday living space, the focal point of which is a feature fire surround and mantel with marble hearth and back and inset gas flame coal effect fire, having shelved alcove to the side and attractive double glazed window to the front. A further door links through into:

## OPEN PLAN BREAKFAST KITCHEN

27'7" max x 8'10" max (8.41m max x 2.69m max)

A well proportioned space which connects both the main living room and a family room at the rear, creating a generous level of accommodation which will undoubtedly become the hub of the home. The kitchen is tastefully appointed with a generous range of contemporary oak fronted wall, base and drawer units with brush metal fittings, providing an excellent level of storage with granite preparation surfaces with inset ceramic sink and drain unit with chrome swan neck mixer tap and granite upstands, integrated appliances including twin Bosch fan assisted ovens, stainless steel finish five ring Bosch gas hob with chimney hood over, dishwasher, wine cooler, microwave, fridge and freezer with storage above and recycling drawer, inset downlighters to the ceiling, double glazed window overlooking the rear garden and a further door into:

## UTILITY ROOM

7' x 5'8" (2.13m x 1.73m)

Appointed with a generous range of built in wall and base units complementing the main kitchen, having granite preparation surfaces, undermounted ceramic sink with chrome swan neck mixer tap, granite and tiled upstands, plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch gas central heating boiler, tiled floor and exterior door to the side.

Returning to the breakfast area of the kitchen a large open doorway leads through into:

### **FAMILY/DINING ROOM**

24'7" x 11'5" (7.49m x 3.48m)

A fantastic addition to the property providing a further versatile reception space of generous proportions being large enough to accommodate both a living and dining area and benefitting from a dual aspect with double glazed window overlooking the rear garden and French doors leading out onto a terrace at the side. An open doorway leads through into:

### **FURTHER RECEPTION AREA**

13'9" x 6'9" (4.19m x 2.06m)

This area would make a perfect home office having continuation of the tiled floor and double glazed window to the front.

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

### **FIRST FLOOR LANDING**

Having further doors leading to:

### **BEDROOM 1**

23'3" x 10'9" (7.09m x 3.28m)

A fantastic, well proportioned double bedroom of generous proportions benefiting from a dual aspect as well as ensuite facilities. The room is an excellent size although does offer the potential to be split into two rooms should more bedroom space be required. The room having an excellent level of built in storage with 3/4 height wardrobes, inset downlighters to the ceiling, double glazed windows to the front and rear and an open doorway into:

### **ENSUITE SHOWER ROOM**

8' x 5'4" (2.44m x 1.63m)

Tastefully appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with independent handset and rainwater rose over, vanity unit providing useful storage, WC with concealed cistern and vanity surface over with inset washbasin with chrome taps and tiled and mirrored splash backs, combination towel radiator and window to the front.

### **BEDROOM 2**

13' x 9'10" (3.96m x 3.00m)

A further well proportioned double bedroom having aspect to the front with double glazed window.

### **FAMILY BATH/SHOWER ROOM**

10' x 5'6" (10'8" max into shower enclosure) (3.05m x 1.68m (3.25m max into shower enclosure))

A well proportioned family bath/shower room having a four piece suite comprising double ended bath with central mounted mixer tap, separate double length shower enclosure with wall mounted Mira electric shower, vanity unit providing a good level of storage and inset washbasin, adjacent 3/4 high storage unit, tiled and mirrored splash backs, electric towel radiator, additional column radiator and double glazed window to the rear.

### **SEPARATE SHOWER ROOM**

5'6" x 5' (10' max into shower enclosure) (1.68m x 1.52m (3.05m max into shower enclosure))

Having a three piece contemporary suite comprising double length shower enclosure with glass screen and wall mounted electric shower, close coupled WC, vanity unit with quartz effect vanity surface over and inset washbasin with chrome mixer tap and tiled and mirrored splash backs and double glazed window to the rear.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER DOG LEG STAIRCASE RISES TO:

### **INITIAL SECOND FLOOR LANDING AREA**

Having built in airing cupboard which houses the pressurised hot water cylinder and provides useful storage and, in turn, further doors leading to:

### **BEDROOM 3**

17'8" x 9'10" (5.38m x 3.00m)

A well proportioned double bedroom having part pitched ceiling and a dual aspect with double glazed window to the side and skylight at the rear which afford pleasant elevated views.

### **BEDROOM 4**

17'10" x 10'10" (5.44m x 3.30m)

A further well proportioned double bedroom currently utilised as a home office, having dual aspect with double glazed window to the side and skylight at the rear affording pleasant elevated views.

### **CLOAK ROOM**

6' x 4'2" (1.83m x 1.27m)

Having a modern suite comprising close coupled WC and vanity unit with surface over and inset washbasin with chrome mixer tap and tiled and mirrored splash backs and part pitched ceiling with skylight to the rear.

### **EXTERIOR**

The property occupies a pleasant corner plot at the entrance to this small cul-de-sac setting, affording an excellent level of off road parking with gated driveway leading up to a treble garage. The rear garden is enclosed to all sides with central lawn, well stocked perimeter borders with established trees and shrubs and a paved terrace which links back into the main reception.

### **TREBLE GARAGE**

27'7" wide x approx 17'5" deep (8.41m wide x approx 5.31m deep)

Having three up and over doors, central electric car charging point, power and light.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage 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>

School Ofsted reports:-

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

Planning applications:-

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







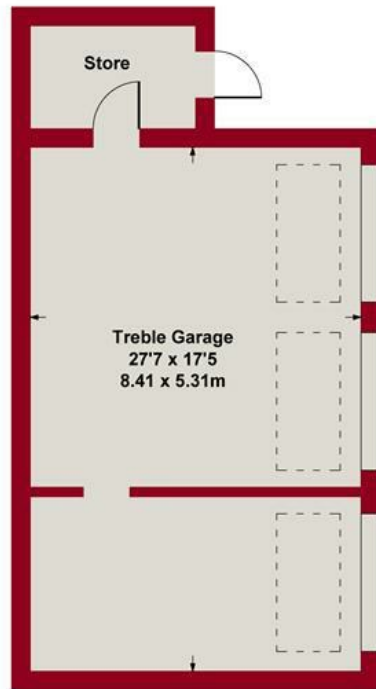




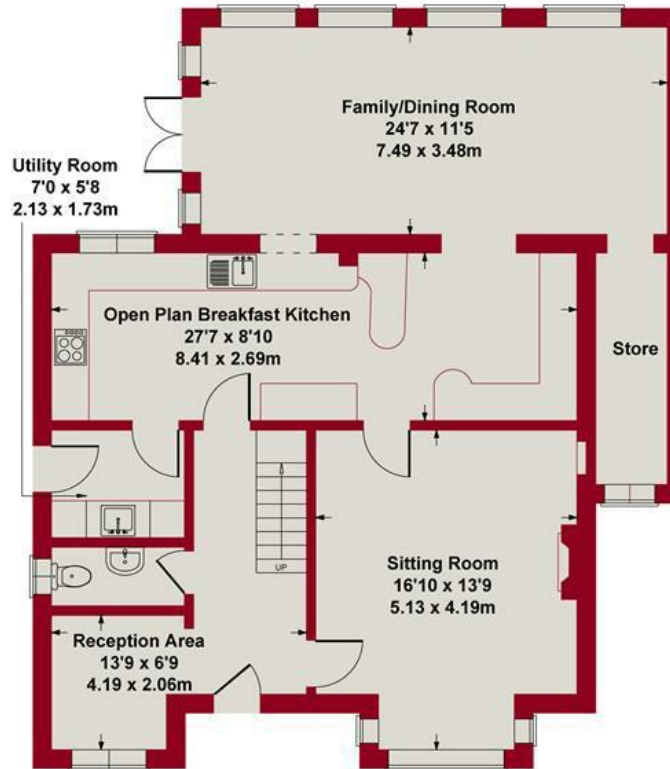








**GARAGE**

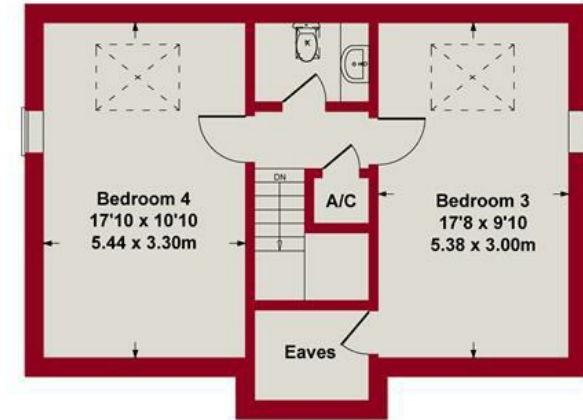


**GROUND FLOOR**

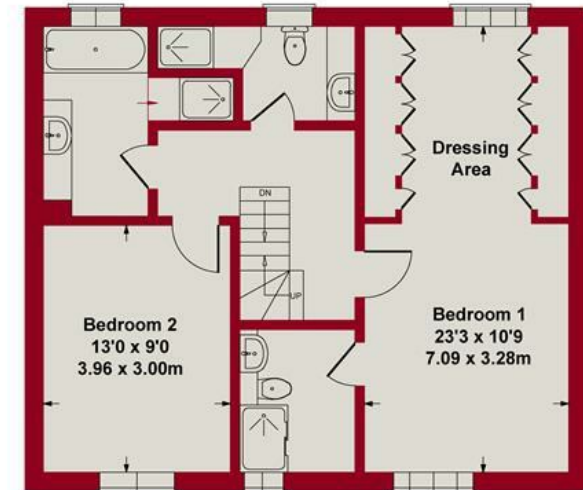
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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**SECOND FLOOR**



**FIRST FLOOR**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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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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