



8 Ivy Row, Whatton, Nottinghamshire, NG13
9EY

£249,950

Tel: 01949 836678

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

- Period End Terraced Cottage
- Garden In Excess Of 100 Ft. In Length
- Accommodation In Excess Of 800 Sq.Ft.
- Conservation Village
- Southerly Rear Aspect
- 3 Bedrooms
- Wealth Of Character
- Delightful Aspect To Front
- On Street Parking
- Viewing Highly Recommended

An excellent opportunity to purchase an interesting, end terraced, period cottage situated in a delightful location within the village conservation area overlooking a central green and benefitting from a substantial rear garden which extends to over 100 ft. in length and benefits from a southerly rear aspect.

Internally the property offers in excess of 800 sq.ft. of accommodation offering a wealth of character and features; comprising an initial sitting room with attractive fireplace and log burning stove, useful walk in store/potential study space and a breakfast kitchen with ground floor cloak room/utility off. To the first floor there are three bedrooms and modern shower room.

In addition the property benefits from gas central heating and UPVC double glazing and although likely to require some cosmetic updating is a perfect blank canvas for those looking to place their own mark on a home.

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

WHATTON

Whatton lies on the edge of the Vale of Belvoir and has its own village hall. Further amenities can be found in the adjacent village of Aslockton including outstanding primary school, public house and railway station with links to Nottingham and Grantham. Additional amenities can be found in the nearby market town of Bingham and the village is bypassed by the A52 which provides good road access to the A46, A1 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

SITTING ROOM

12'4" x 11'11" (3.76m x 3.63m)

A charming reception with a pleasant aspect across the village green at the front; the focal point to room being chimney breast with exposed brick fireplace, flagstone hearth, inset solid fuel stove and alcoves to the side; exposed beams to the ceiling, attractive part exposed internal brickwork and a further doors, in turn, leading through into:

STORE/PANTRY

11'5" x 4' (3.48m x 1.22m)

A versatile space which either provides excellent storage or potentially could be a ground floor office; having exposed beams to the ceiling and aspect to the front.

DINING KITCHEN

18'3" x 10'6" (5.56m x 3.20m)

A well proportioned space large enough to accommodate a dining area, having a dual aspect with window to the rear and French doors leading out into the garden at the side. The dining area as a quarry tiled floor and spindle balustrade turning staircase rising to the first floor landing and opens out into the kitchen area. The kitchen having fitted base units and drawer units with laminate work surfaces and inset sink and drain unit; plumbing for washing machine, space for free standing gas or electric range and wall mounted gas central heating boiler.

From the dining area a further door leads through into:

GROUND FLOOR CLOAK ROOM/UTILITY

4'9" x 5'7" (1.45m x 1.70m)

Having vanity unit, WC with concealed cistern and washbasin with chrome mixer tap and tiled splash backs; quarry tiled floor, window to the rear and further glazed light into the sitting room.

FROM THE DINING AREA OF THE KITCHEN A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further doors leading to:

BEDROOM 2

12'4" x 9' (3.76m x 2.74m)

Having part pitched ceiling and window the front.

BEDROOM 3

8'9" max x 7'1" max (2.67m max x 2.16m max)

Currently utilised as a dressing room but makes a further bedroom having a pleasant aspect to the front.

Returning to the initial landing area an open doorway leads through into:

INNER LANDING

5'8" x 3'8" (1.73m x 1.12m)

Having built in airing cupboard and further doors, in turn, leading to:

BEDROOM 1

12'4" x 10'6" (3.76m x 3.20m)

A double bedroom having aspect to the rear, exposed floor boards, chimney breast with period feature fireplace and alcoves to the aide.

SHOWER ROOM

8'3" max (6'8" min) x 5'7" (2.51m max (2.03m min) x 1.70m)

Appointed with a modern suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit, WC with concealed cistern and washbasin with mixer tap and tiled splash backs; contemporary towel radiator and window to the rear.

EXTERIOR

The property occupies a delightful location within this conservation village, located in a central position within this pretty crescent of period cottages which benefit from a southerly rear aspect as well as a pleasant view across to the village green. Parking is situated on road close by. The property fronts the lane with courtesy gate access to the side which leads into a substantial rear garden which, from the back of the house, extends to over 100 ft. in length. An initial courtyard area links back into the dining area of the kitchen and leads up on a terraced, decked, seating area with two useful outbuildings providing storage space. To the southerly side of these buildings is an extensive garden, partly laid to lawn and encompassing both a large timber storage shed/workshop, a further brick outbuilding to the rear and wilded area at the foot. The gardens are well stocked with established shrubs, benefit from a southerly rear aspect and would be ideal for the keen gardener.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

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).

Please note:- to the rear of the cottage there is a pedestrian access leading to the neighbouring property.

The property lies within the village conservation area.

There is a shared lane to the fore of the cottages, there maybe a joint responsibility for maintenance.

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:-

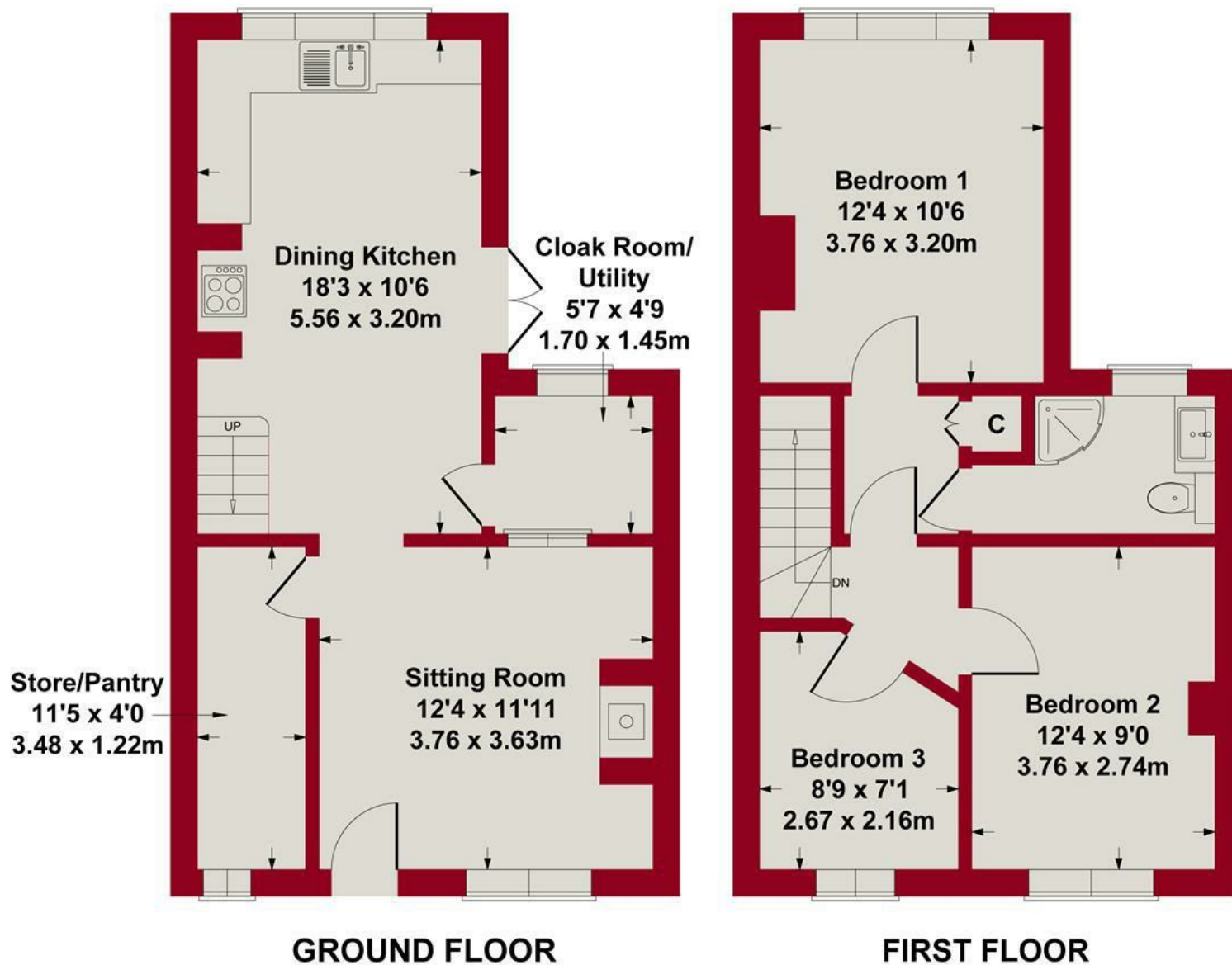
<https://www.gov.uk/search-register-planning-decisions>











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.

Produced by Potterplans Ltd. 2026





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		
	53	77
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.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers