



Hill View Willow Close, Granby,  
Nottinghamshire, NG13 9PZ

**£415,000**  
Tel: 01949 836678

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

We have pleasure in offering to the market this thoughtfully designed home, with a great deal of attention to detail creating a tasteful blend of both traditional and contemporary elements. Although only completed in 2016, the property offers an attractive cottage style facade with brick elevations beneath a pantile roof and double glazed sash windows behind which lies a more contemporary interior providing a versatile level of accommodation comprising initial entrance hall, dual aspect sitting room with access out into the rear garden and a fantastic open plan living/dining kitchen which is of generous proportions and will undoubtedly become the hub of the home. Having an initial reception area with walk in bay window with pleasant views to the front and opening out into a tastefully appointed kitchen having quartz preparation surfaces and integrated appliances with useful utility/ground floor cloak room off. To the first floor, leading off a central galleried landing are three bedrooms, the master of which benefits from ensuite facilities, and a separate contemporary bathroom.

The property is tastefully presented throughout with neutral decoration and gas central heating, occupying what is a delightful location, tucked away in a quiet backwater at the heart of the village on a private driveway shared with only three other dwellings. For a property of its age it offers an excellent level of outdoor space with a considerable block set driveway and garage, an open aspect to the front and pleasant enclosed garden at the rear.

Overall this is an excellent opportunity to purchase a stunning home within this well regarded Vale of Belvoir village.

#### **GRANBY**

Granby lies in the Vale of Belvoir and has a village hall and pub, there are well regarded primary schools in the nearby villages of Aslockton, Orston and Langar. Further amenities are available in the nearby market town of Bingham including secondary schooling, a range of shops, doctors, dentists and a leisure centre. Granby is connected to high speed broadband, is convenient for the A52 and the A46, the A1 and M1 and from the nearby town of Grantham

there is a high speed train to Kings Cross station, London in just over an hour.

ATTRACTIVE TIMBER FRAMED CANOPIED PORCH WITH FLAGGED STEP LEADS TO A COMPOSITE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED DIAMOND LIGHT AND, IN TURN, THE:

#### **MAIN ENTRANCE HALL**

10'9" max into stairwell x 6'7" (3.28m max into stairwell x 2.01m)



A pleasant initial entrance vestibule having spindle balustrade turning staircase rising to the first floor landing, useful under stairs storage cupboard beneath and attractive tiled floor.

Further oak internal doors leading to:

#### **SITTING ROOM**

16'2" x 10'10" (4.93m x 3.30m)



A well proportioned light and airy reception which benefits from a dual aspect having double glazed sash window to the front and French doors leading out into the rear garden, the focal point to the room is a chimney breast with raised flagstone hearth, inset Firefox gas stove and timber mantel over, alcoves to the side and additional central heating radiator.

## OPEN PLAN DINING KITCHEN

26'7" max into bay x 11'2" (8.10m max into bay x 3.40m)



A well proportioned open plan, every day living/entertaining space of generous proportions with windows to two elevations including attractive walk in bay window to the front. The initial reception area is large enough to accommodate either living or dining having central heating radiator and opens out into a beautifully appointed kitchen having a generous range of contemporary handless units, U shaped configuration of quartz preparation surfaces including integral breakfast bar providing informal dining. In addition having under mounted stainless steel sink unit with swan neck mixer tap, granite upstands, integrated appliances including Bosch gas hob with single oven beneath and chimney hood over, dishwasher, under counter fridge and freezer, under unit LED lighting, inset downlighters to the ceiling, attractive tiled floor, central heating radiator, two double glazed sash windows and exterior door to the rear.

A further door leads through into:





#### GROUND FLOOR CLOAK ROOM

6'7" x 5'1" (2.01m x 1.55m)



Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, central heating radiator, cloaks hanging space and double glazed sash window to the rear.

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

#### FIRST FLOOR LANDING



An attractive, well proportioned, galleried landing having double glazed sash window to the front with aspect across pleasing paddocks, the landing large enough to accommodate a reception space, having useful built in cupboard, access loft space above and central heating radiator.

Further doors leading to:



#### BEDROOM 1

16'2" x 11'3" max (4.93m x 3.43m max)



A well proportioned double bedroom benefitting from a dual aspect with double glazed sash windows to the front and rear, a good range of integrated storage with built in full height wardrobes and low level drawer units and central heating radiator.

A further door leads through into:



### ENSUITE SHOWER ROOM

6'6" x 4'11" (1.98m x 1.50m)



Having a contemporary suite comprising quadrant shower enclosure with curved sliding glass door and wall mounted Mira electric shower, close coupled WC, pedestal washbasin with chrome mixer tap, fully tiled walls with mosaic border inlay, contemporary towel radiator and inset downlighters to the ceiling.

### BEDROOM 2

11' x 9'6" (3.35m x 2.90m)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed sash window.

### BEDROOM 3

7'11" x 7' (2.41m x 2.13m)



Having pleasant aspect to the front with central heating radiator and double glazed sash window.

### BATHROOM

7'10" x 5'10" (2.39m x 1.78m)



Having a contemporary suite comprising P shaped shower bath with chrome mixer tap and further wall mounted shower mixer with both independent handset and rainwater rose over and glass curved screen, close coupled WC, pedestal washbasin with chrome mixer tap, contemporary stone tiled walls, chrome towel radiator, wall mounted shaver point, inset downlighters to the ceiling and double glazed sash window.

## EXTERIOR



The property occupies a delightful position tucked away in a small close shared with only three other dwellings on a private block set driveway which leads down to the private drive of the property which, in turn, provides ample off road parking with large block set hard standing, the remainder being lawn with purple slate borders and the driveway leading to the attached garage. The rear garden is a pleasant feature of the property offering a good degree of privacy having large central lawn, initial paved terrace enclosed by picket and panelled fencing, established trees and shrubs, a southerly aspect to the side garden with further paved seating area, outside cold water tap and courtesy gate returning to the front of the property.





## TENURE

Freehold

## 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

16'3" x 9'9" (4.95m x 2.97m)

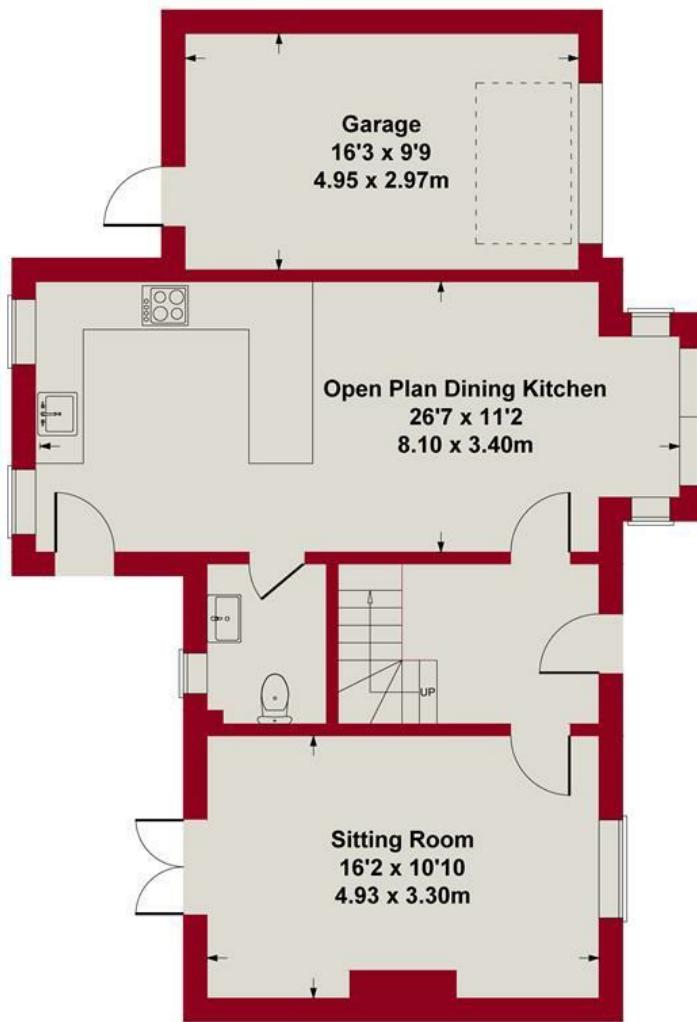
Attached garage having electric roller shutter door, power and light, access loft space above and houses plumbing for washing machine and gas central heating boiler, having courtesy door at the rear.

## COUNCIL TAX BAND

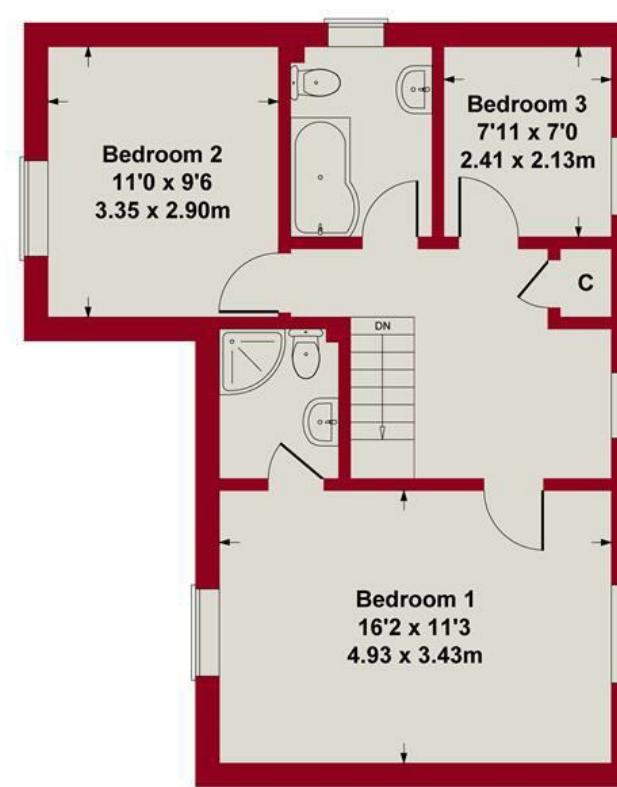
Rushcliffe Borough Council - Band C

Approximate Gross Internal Area

1302 sq ft - 121 sq m



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.

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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