



**2 Boundary Close, Whatton,
Nottinghamshire, NG13 9BL**

£499,950
Tel: 01949 836678

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

We have pleasure in offering to the market this modern detached family orientated home occupying a delightful position within the village, overlooking the cricket ground to the front and benefitting from a south to westerly aspect to the rear.

Offering accommodation approaching 1,500sq.ft. plus it's detached double garage, the property offers a well proportioned level of interior space with two main receptions and four bedrooms, the second bedroom benefitting from ensuite facilities and Jack & Jill facilities off the main bedroom, which also double up as the family bathroom.

The property is tastefully presented throughout with contemporary fixtures and fittings and includes a well proportioned, light and airy dining kitchen which benefits from a dual aspect, being fitted with a generous range of units and cupboards with integrated appliances and useful utility off. The two receptions provide a dual aspect sitting room with south westerly aspect into the rear garden and separate dining room/study, and ground floor cloak room.

In addition the property benefits from UPVC double glazing and gas central heating with underfloor heating to the ground floor as well as relatively neutral decoration throughout, providing an excellent home for a wide variety of prospective purchasers.

As well as the main accommodation the property occupies a delightful corner plot with gardens to three sides, a private enclosed frontage and south to westerly rear garden with attractive part walled boundary, double width driveway and garage.

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.

ASLOCKTON

Aslockton is well equipped with amenities including a public house, well regarded primary school and catchment area for Toothill School, new shop The Larder - a farm fresh shop with household sundries and deli, hourly bus services and railway station with links to Nottingham and Grantham, from Grantham high speed trains to London in just over an hour. There is also a church and village hall, excellent sports facilities with cricket and football pitches and all weather tennis courts. Additional amenities can be found in the nearby market town of Bingham and the village is convenient for the A52 and A46 which provide good road access to the cities of Nottingham and Leicester, the A1 and M1.

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

INITIAL ENCLOSED PORCH

Providing a useful space which, in turn, leads into:

MAIN ENTRANCE HALL



A well proportioned hallway having staircase rising to the first floor and double doors leading through into:



LIVING ROOM

20'2" x 10'7" (6.15m x 3.23m)



A well proportioned reception which benefits from a dual aspect having double glazed French doors leading out into the south to westerly facing rear garden and a further double glazed window overlooking the front.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:



DINING ROOM/STUDY
10'4" x 9'8" (3.15m x 2.95m)



A versatile reception originally designed as a formal dining room but makes an excellent ground floor play room or office perfect for today's way of home working and has a pleasant aspect into the front garden.

GROUND FLOOR CLOAK ROOM



Having a two piece contemporary white suite comprising close coupled WC and washbasin and tiled floor.

DINING KITCHEN
16'5" x 12'9" (5.00m x 3.89m)



A well proportioned light and airy space benefitting from a dual aspect with double glazed window to the rear and French doors into the garden at the side. The kitchen is tastefully appointed with a generous range of contemporary gloss fronted wall, base and drawer units with brush metal door furniture and having an L shaped configuration of laminate preparation surfaces providing a good working area, inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs, integrated appliances including Siemens stainless steel double oven, gas hob and extractor, under counter dishwasher and fridge freezer. As well as the main units there is also a useful built in storage cupboard. The room is large enough to accommodate a dining or breakfast table having a tiled floor and an open doorway leading through into:



UTILITY ROOM



Again having fitted base units complementing the main kitchen with work surface over, space for washing machine, tiled floor and exterior to the side.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having window on the westerly side into the garden and further doors leading to:



BEDROOM 1

12'9" x 11'7" (3.89m x 3.53m)



A well proportioned double bedroom benefitting from Jack & Jill access into a superb ensuite bathroom, the main bedroom offering a dual aspect with double glazed window to the side and rear providing a light and airy space, the room having central heating radiator, TV and telephone points.

A further door leads through into:



JACK & JILL BATH/SHOWER ROOM



Reconfigured from the original design to create a far more spacious room, tastefully appointed with a contemporary suite comprising attractive free standing bath, separate walk in shower, close coupled WC and washbasin, having central heating radiator and double glazed window to the side.



BEDROOM 2

11'8" x 10'9" (3.56m x 3.28m)



A further double bedroom which also benefits from ensuite facilities having central heating radiator and double glazed window affording pleasant views across to the opposing sports ground and cricket pitch.

A further door leads through into:



ENSUITE SHOWER ROOM



Having contemporary suite comprising corner shower enclosure, close coupled WC and washbasin and double glazed window.

BEDROOM 3 10'7" x 9'10" (3.23m x 3.00m)



A further double bedroom having a delightful aspect to the front across the property's garden and the cricket pitch beyond with central heating radiator and double glazed window.



BEDROOM 4



Having a south westerly aspect to the rear with central heating radiator and double glazed window.



EXTERIOR



The property occupies a delightful corner plot on the fringes of Aslockton and Whatton, affording a fantastic aspect to the front across the opposing cricket pitch and having gardens to three sides benefitting from a south to westerly rear aspect. The front garden has established hedging providing a private outdoor space with central lawn and pathway leading to the front door. To the rear of the property is a walled garden with access back into both the main reception and kitchen having central lawn and established borders creating a pleasant outdoor space. Also to the rear of the property is a double width driveway with electric car charging point and double garage having up and over door, power and light and courtesy door to the rear.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water. (information taken from Energy performance certificate and/or vendor)

We understand there is a historic covenant preventing pigs being kept on site !!

The property is situated on a close shared with three other dwellings, there maybe a shared responsibility for the central driveway area, clarification required by solicitors.

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:-

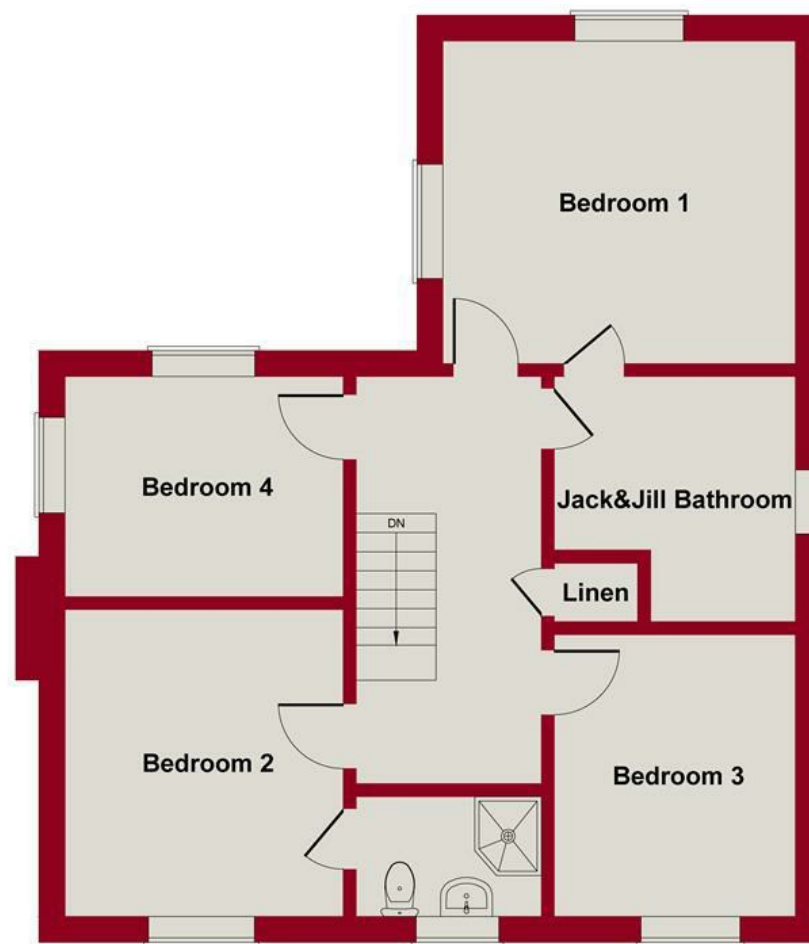
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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



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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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		
	78	86
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



RICS



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