



24 Butlers Field, Langer,
Nottinghamshire, NG13 9HS

£450,000
Tel: 01949 836678

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

We have pleasure in offering to the market this beautifully appointed and deceptive family home which has seen a significant programme of alteration over the years, tucked away in a small cul de sac setting within this well regarded Vale of Belvoir village.

The property offers up to five bedrooms, two ensuite shower rooms and separate family bathroom, all of which have been modernised with contemporary fixtures and fittings.

To the ground floor is an excellent level of accommodation to the heart of which lies a superb open plan living/dining kitchen having part vaulted ceiling with inset skylights, French doors and windows benefitting from a south westerly aspect to the rear. The kitchen is appointed with a generous range of Shaker style units, granite preparation surfaces and integrated appliances. This is open plan to a living area and separate dining space creating a wonderful everyday living/entertaining area.

Located off here is a further reception room currently utilised as a playroom and a separate formal sitting room provides a further well proportioned reception space. There is also a useful utility room off the kitchen and ground floor cloakroom.

The property occupies a pleasant position with double width driveway and integral garage and to the rear an established garden which benefits from a south westerly aspect.

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

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 WITH UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

18'2 x 6'4 max (5.54m x 1.93m max)



Having initial area with inset bristle mat, tiled floor, cloaks hanging space, central heating radiator, spindle balustrade staircase with storage beneath and door to:

CLOAKROOM

6'4 x 2'7 (1.93m x 0.79m)

Having wc with concealed cistern and tiled vanity surround over, wall mounted wash basin, tiled splashbacks, continuation of the tiled floor, central heating radiator, UPVC double glazed window to the front.

SITTING ROOM

18'3 x 10'10 (5.56m x 3.30m)



Having aspect to the front with the focal point of the room being the fire surround and mantle with marble hearth and back with inset gas fire, central heating radiator and UPVC double glazed window.

LIVING / DINING KITCHEN

22'1 max x 27'1 max (6.73m max x 8.26m max)



A stunning open plan everyday living/entertaining space, flooded with light having two double glazed windows and French doors at the rear as well as part pitched ceiling with three Velux skylights and inset downlighters.



The initial dining area has inset downlighters to the ceiling, tiled floor and leads into the kitchen area.



The kitchen is appointed with a generous range of Shaker style units, marble preparation surfaces and upstands with integral breakfast bar, ceramic hob with twin fan assisted ovens beneath and extractor over, integral dishwasher, alcove designed for free standing American style fridge freezer, continuation of the tiled floor and door to the utility.



The living space/family room has pitched ceiling with inset skylights, continuation of the tiled floor, contemporary column radiator, double glazed window and French doors leading out into the rear garden.

PLAYROOM

8'9 x 9'6 (2.67m x 2.90m)



Located off the dining area of the kitchen ideal as a playroom or home office, central heating radiator, high level glazed light into the living area of the kitchen.

UTILITY ROOM

8'8 x 5'1 (2.64m x 1.55m)

Fitted with a range of wall and base units, square edge

butcher's block effect laminate preparation surface, inset stainless steel one and a third bowl sink and drainer unit with articulated mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble drier, continuation of the tiled floor, double glazed exterior door.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING

Having central heating radiator, access to loft space, built in airing cupboard housing the pressurised hot water system, doors to:

BEDROOM 1

11'11 x 12'1 (3.63m x 3.68m)



Having pleasant aspect to the front, central heating radiator, UPVC double glazed window and door to:

ENSUITE SHOWER ROOM

6'9 x 6'0 (2.06m x 1.83m)



Having double width shower enclosure with sliding screen. close coupled wc, pedestal wash basin, tiled splashbacks, contemporary towel radiator, shaver point and UPVC double glazed window.

BEDROOM 2

11'5 x 10'6 (3.48m x 3.20m)



A further double bedroom having aspect into the rear garden, central heating radiator, UPVC double glazed window and door to:

ENSUITE SHOWER ROOM

6'11 x 4'11 (2.11m x 1.50m)



Having double width walk-in shower enclosure with wall mounted shower mixer, close coupled wc, pedestal wash basin, contemporary towel radiator, shaver point and extractor.

BEDROOM 3

13'1 (16'9 max) x 8'8 (3.99m (5.11m max) x 2.64m)



A further double bedroom having double glazed dormer window to the front, central heating radiator.

BEDROOM 4

11'5 x 8'9 (3.48m x 2.67m)



An L shaped double bedroom having central heating radiator and UPVC double glazed window to the rear.

BEDROOM 5

8'9 x 6'11 (2.67m x 2.11m)



Currently utilised as a home office and dressing room but would accommodate a single bed, central heating radiator and UPVC double glazed window to the front.

FAMILY BATHROOM

7'3 x 5'11 (2.21m x 1.80m)



Having tile panelled bath with wall mounted waterfall mixer tap and integral shower handset, wc with concealed cistern, pedestal wash basin, contemporary towel radiator, shaver point and UPVC double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position set back behind an open plan frontage with double width driveway leading to the attached garage. The remainder of the garden is laid to lawn with borders containing various shrubs.

INTEGRAL GARAGE

17'8 x 8'2 (5.38m x 2.49m)

Having up and over door, power and light, wall mounted gas boiler and electrical consumer unit, courtesy door into the entrance hall.

REAR GARDEN

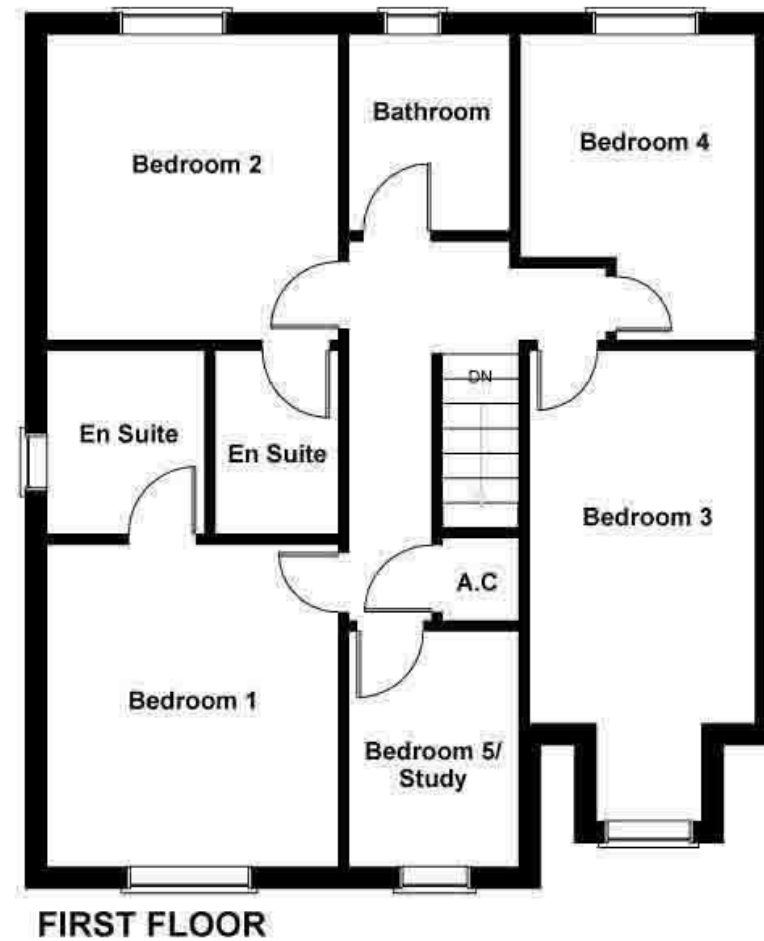
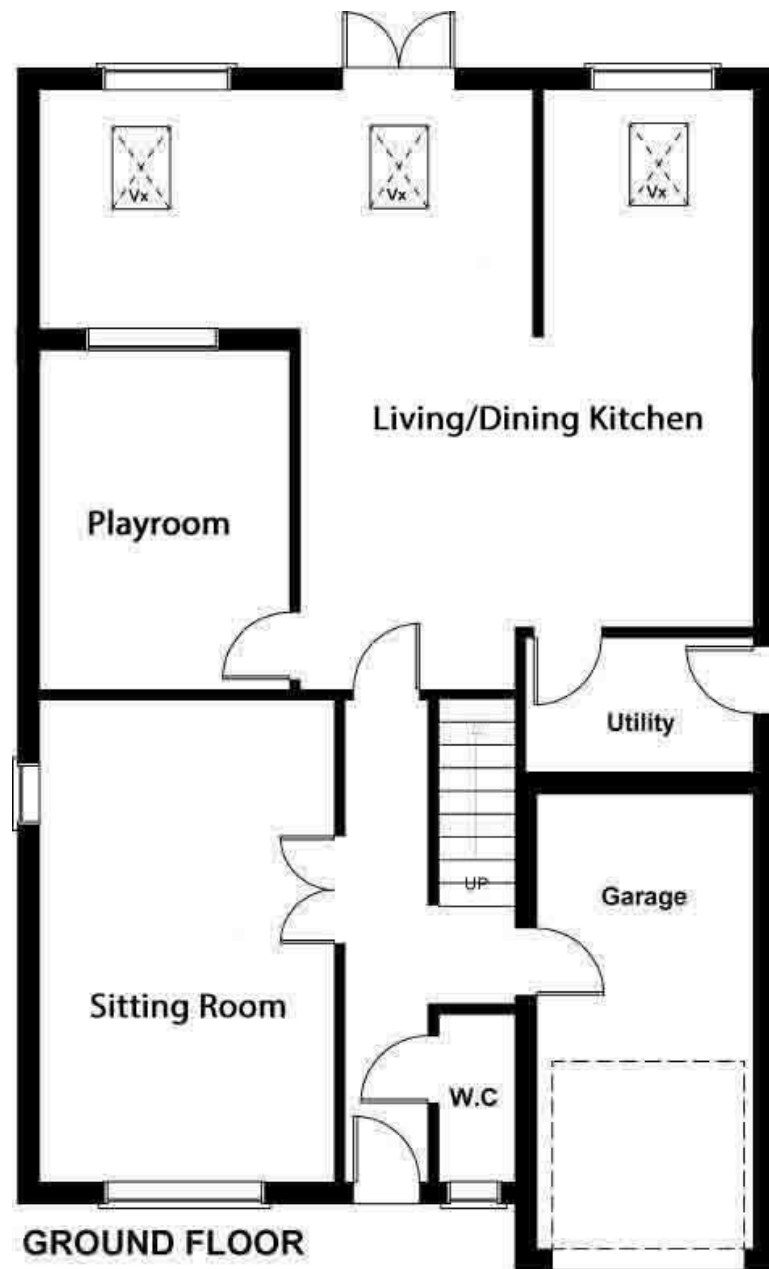


The rear garden benefits from a south westerly aspect, mainly laid to lawn with established borders, timber pergola with paved seating area, all enclosed by panelled fencing.



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(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

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



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