



1 Whipling Close, Whatton, Nottinghamshire,
NG13 9EA

£625,000

Tel: 01949 836678

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

- Interesting Semi Detached Home
- 4 Double Bedrooms
- 2 Ensuites & Main Bathroom
- Ground Floor Cloak Room & Utility
- Driveway & Double Garage
- Deceptive Accommodation Approaching 2,000 Sq.Ft.
- 3 Reception Areas
- Tastefully Appointed Throughout
- Established Corner Plot
- Viewing Highly Recommended

An excellent opportunity to purchase an interesting and deceptive home, originally completed in 2005 as part of the Whipling Farm development, being one of a handful of attractive homes located within this conservation area and affording a westerly aspect across to an attractive central paddock.

The property offers an excellent level of internal accommodation approaching 2,000 sq.ft., is tastefully presented throughout with both contemporary and traditional elements. To the first floor there are up to four double bedrooms, two of which benefit from ensuite facilities, with the principle bedroom also offering a walk in dressing room. In addition there is a family bathroom and all are located off an attractive, central, galleried landing.

The ground floor layout works particularly well offering a generous living/entertaining space that is open plan to a tastefully appointed, updated kitchen with a utility room off. The kitchen and living area both have an aspect into the rear garden, the focal point of the room being an attractive solid fuel stove. Leading off a central hallway is a ground floor cloakroom and two further receptions providing a more formal sitting room and separate dining room which alternatively would make an excellent home office or play room.

In addition the property is tastefully presented throughout with modern decoration and benefits from gas central heating and double glazing which overall combine to create a stunning home, large enough to accommodate families. It would however also appeal to a wider audience, whether it be from professional couples or even potentially those downsizing from considerably larger dwellings and still looking for a good level of accommodation which is situated in an attractive village setting.

As well as the internal accommodation the property occupies a delightful corner plot with a generous established frontage and a pleasant aspect into the village. To the rear is an enclosed secure garden which links back into the living area of the kitchen. In addition there is a double width driveway which leads to an attached double garage.

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 TRADITIONAL STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

16'3" x 6'10" (4.95m x 2.08m)

A well proportioned entrance vestibule having attractive deep corniced ceiling with inset downlighters, engineered oak flooring, deep skirtings and architrave, spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, further doors leading to:

SITTING ROOM

16'4" x 11'6" (4.98m x 3.51m)

An attractive reception the focal point of which is a Minton style finished stone fire surround, mantel and hearth with inset gas flame coal effect fire, deep corniced ceiling and skirtings and double glazed window overlooking the front garden.

DINING ROOM/STUDY

10'3" x 11' (3.12m x 3.35m)

A versatile well proportioned reception currently utilised as formal dining but would make an excellent play room or home office, having a dual aspect with double glazed windows to the front and side, deep skirtings and corniced ceiling.

GROUND FLOOR CLOAK ROOM

5'4" x 4'11" (1.63m x 1.50m)

Having a two piece contemporary suite comprising close coupled WC and vanity unit with washbasin with chrome mixer tap, tongue and groove effect splash backs, corniced ceiling and inset downlighters.

OPEN PLAN LIVING/DINING KITCHEN

A fantastic, well proportioned, open plan everyday living/entertaining space providing an initial generous reception with an aspect and access out into the rear garden and being part open plan to a tastefully appointed kitchen.

RECEPTION AREA

19' x 15'10" (5.79m x 4.83m)

Providing an attractive light and airy space the focal point of which is a solid fuel stove with granite hearth, having continuation of the engineered oak flooring, double glazed window and French doors leading into the rear garden. This area being open plan to:

KITCHEN

12'2" x 10'6" max (3.71m x 3.20m max)

A tastefully appointed space fitted with a generous range of wall, base and drawer units finished in heritage style colours with a combination of both corian and oak preparation surfaces providing a good working area; undermounted stainless steel sink with brush metal swan neck mixer tap; integrated appliances including Neff five ring gas hob with chimney hood over, dishwasher, AEG double oven with microwave above, fridge and freezer; inset downlighters to a deep corniced ceiling, continuation of the engineered flooring and double glazed window overlooking the rear garden. In turn a further door leads to:

UTILITY ROOM

7' x 7'7" (2.13m x 2.31m)

Tastefully appointed with a generous range of integrated storage including a larder unit and shelved pantry cupboard, base unit with butcher's block effect work surface over, inset square bowl sink with brush metal mixer tap and tiled splash backs, plumbing for washing machine, potential double stacking for tumble dryer, inset downlighters to the ceiling and courtesy door into:

GARAGE

18' wide x 19' deep (5.49m wide x 5.79m deep)

Having electric up an over doors, power and light, useful storage in the eaves and window to the rear.

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

FIRST FLOOR GALLERIED LANDING

20'8" x 7' (6.30m x 2.13m)

A well proportioned space having a pleasant aspect to the front overlooking the garden and across to a central paddock, having built in airing cupboard, deep corniced ceiling, inset downlighters, access to loft space above, double glazed window to the front and, in turn, further doors leading to:

BEDROOM 1

16'4" x 11'10" (4.98m x 3.61m)

A well proportioned double bedroom benefitting from both ensuite and dressing room facilities, having part pitched ceiling, double glazed window overlooking the rear garden, attractive panel effect wall and further doors, in turn, leading to:

WALK IN DRESSING ROOM

6'5" x 5' (1.96m x 1.52m)

Providing a good level of storage with fitted shelving and hanging rails.

ENSUITE SHOWER ROOM

6'4" x 5'10" (1.93m x 1.78m)

Tastefully appointed with a modern three piece suite with a heritage slant, comprising shower enclosure with glass screen and wall mounted shower mixer with both independent handset

and rainwater rose over, close coupled WC set in a vanity surround and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs; inset downlighters to the ceiling and contemporary towel radiator.

BEDROOM 2

12' x 11'7" (3.66m x 3.53m)

A further double bedroom also benefitting from ensuite facilities, having built in wardrobes providing a good level of storage, coved ceiling with inset downlighters, double glazed window to the rear and further door leading through into:

ENSUITE SHOWER ROOM

8'10" x 3'11" (2.69m x 1.19m)

Having a three piece modern suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, WC with concealed cistern and half pedestal washbasin, attractive shelved alcoves, contemporary towel radiator and inset downlighters to the ceiling.

BEDROOM 3

11'9" x 10'5" (3.58m x 3.18m)

A further double bedroom having a delightful light and airy dual aspect with double glazed windows to the front and side, deep skirtings and coved ceiling.

BEDROOM 4

11'8" x 9'4" (3.56m x 2.84m)

Again a double bedroom having an aspect into the front garden, coved ceiling, deep skirtings and double glazed window.

MAIN BATHROOM

11'8" x 7' (3.56m x 2.13m)

A well proportioned space benefitting from a four piece suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, panelled double ended bath with wall mounted shower mixer and integral shower handset, close coupled WC and pedestal washbasin; contemporary towel radiator, tiled splash backs, part pitched ceiling with inset downlighters and skylight.

EXTERIOR

The property occupies a delightful position at the heart of this conservation village, affording a pleasant aspect across to a central paddock and occupying a well maintained formal corner plot with gardens to three sides. The front garden is enclosed by post and rail fencing with established laurel hedging behind which lies well stocked borders with an abundance of trees and shrubs and central lawn. A courtesy gate to the side gives access into the garden and, in turn, the front door. To the rear of the property is an enclosed garden bordered by brick walls and contemporary fencing providing an enclosed secure space perfect for families or those with dogs. The garden is partly lawned but with a substantial area given over to paved and stone chipping seating areas providing a pleasant outdoor space which link back into the living area of the kitchen. To the side of the property is a double width driveway providing off road car standing for several vehicles and in turn leads to the attached double garage.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

The initial entrance to the close forms part of the title for the property, there may be shared responsibility for this area.

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>









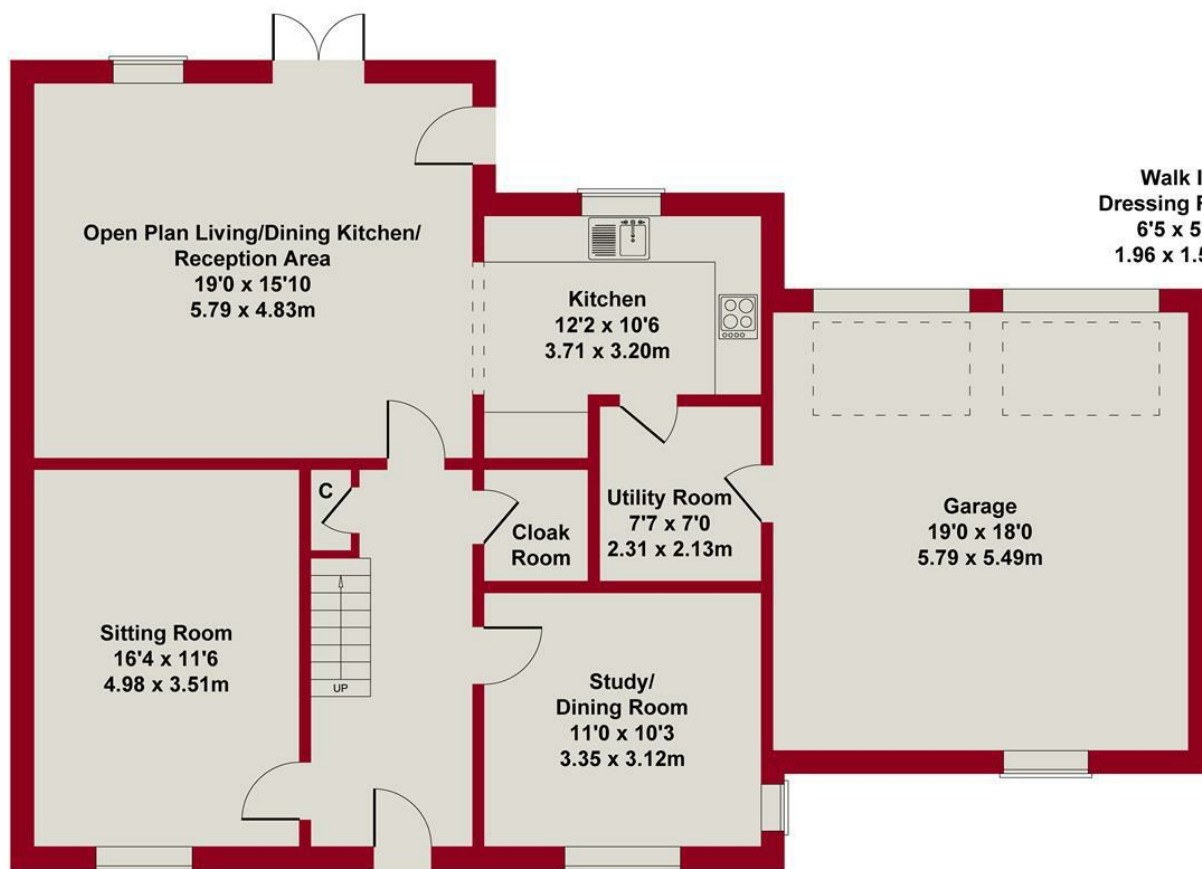






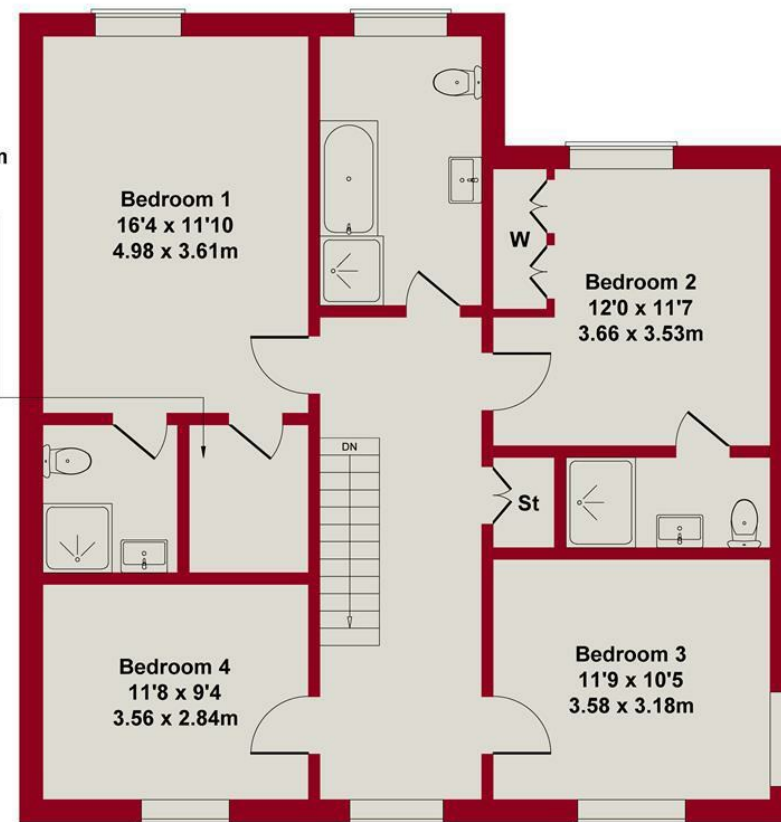






GROUND FLOOR

**Walk In
Dressing Room**
6'5 x 5'0
1.96 x 1.52m



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	81
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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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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