



86 Main Road, Barnstone, Nottinghamshire,  
NG13 9JP

Stamp Duty Paid £349,995

Tel: 01949 836678

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



- New Build Contemporary Town Houses
- Superb Open Plan Dining Kitchens
- Triple Glazing
- Electric Car Charging Point
- Off Road Car Parking
- 4 Bedrooms
- 2 Ensuites & Main Bathroom
- High Efficiency. Solar Panels
- Southerly Rear Aspect
- 10 Year Warranty & Stamp Duty Paid

**\*\* STAMP DUTY PAID, SAVING OF £7,499 \*\*** (This is based on standard stamp duty calculations for main residence, see additional notes)

A fantastic opportunity to purchase one of five contemporary, three storey homes finished to a high specification and a biased towards efficient living with high levels of insulation, under floor heating to the ground floor, UPVC triple glazing, solar panels and efficient gas central heating boilers.

The properties offer an excellent level of accommodation approaching 1,400 sq.ft. with four bedrooms, two with ensuites and main bathroom. To the ground floor is an additional cloak room. The ground floor layout works particularly well with a spacious initial entrance hall leading through into the main reception which afford fantastic panoramic views to the front and a generous open plan dining kitchen on the southerly side which benefits from access out into the rear garden. The kitchens are well appointed with a generous range of built in units finished in heritage style colours with integrated appliances.

In addition the properties offer off road parking to the front with electric car charging point and enclosed, southerly facing gardens at the rear with paved terrace which links back into the main reception area of the kitchen. There are also elevated views to the front and rear across the Nottinghamshire and Vale of Belvoir countryside.

The properties will benefit from a ten year warranty and overall are a fantastic opportunity for a wide variety of prospective purchasers to acquire a well appointed, contemporary home, within a pleasant village setting.

## BARNSTONE

The village of Barnstone lies in the Vale of Belvoir and amenities are available in the adjacent village of Langar including highly regarded primary school, pub/restaurant and Langar Hall hotel and restaurant. Situated on the edge of open countryside with 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.

AN ATTRACTIVE COTTAGE STYLE COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

## INITIAL ENTRANCE PORCH

4'9" x 6'3" (1.45m x 1.91m)

Having inset bristle mat, deep skirtings, triple glazed windows to the front and opens out into:

## MAIN HALLWAY

16'10" x 6'8" into stairwell (5.13m x 2.03m into stairwell )

A pleasant initial entrance hall which affords a pleasant aspect through triple glazed windows at the front and out onto the open fields beyond. The hallway offers attractive Karndean style flooring, contemporary skirtings and architraves, a turning spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, oak internal doors leading to:

## GROUND FLOOR CLOAK ROOM

6' x 2'9" (1.83m x 0.84m)

Having a contemporary suite comprising half pedestal wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and contemporary tiled splash backs and continuation of the Karndean style flooring.

## SITTING ROOM

15'4" x 9'9" (4.67m x 2.97m)

A light and airy reception which affords superb, far reaching, panoramic views to the front, having contemporary skirtings, attractive flooring, preparation for wall mounted television screen and triple glazed window.

## LIVING/DINING KITCHEN

16'10" x 15'2" (5.13m x 4.62m)

A fantastic feature of the property being of generous proportions, benefitting from a just off southerly aspect to the rear with sliding triple glazed doors leading out onto the rear terrace and garden. The room is large enough to accommodate both a living and dining space which is open plan to a tastefully appointed, fully fitted, kitchen with a generous range of Shaker style wall, base and drawer units with brush metal fittings and finished in heritage style colours offering a superb level of storage, having an L shaped configuration of marble effect work surfaces with inset stainless steel sink and drain unit with chrome swan neck mixer tap. In addition integrated appliances include four ring gas hob with glass splash back and contemporary chimney hood over, fan assisted oven, fridge, freezer, washer drier and dishwasher. The main kitchen units are complemented by a central island unit which provides a good level of additional storage as well as an excellent working area and integral breakfast bar providing informal dining. In addition there is a continuation of the attractive Karndean style flooring, inset downlighters to the ceiling, deep contemporary skirting and triple glazed sliding doors to the rear.

RETURNING TO THE MAIN HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Offering a great level of storage having two built in cupboards, one providing useful cloaks hanging space and the other one housing the pressurised hot water system and gas central heating boiler. In turn, further oak doors lead to:

## BEDROOM 2

13'3" x 9'3" (4.04m x 2.82m)

A well proportioned double bedroom which benefits from ensuite facilities and affords stunning panoramic views to the front across adjacent fields and countryside beyond. The room having deep contemporary skirtings and architrave. central heating radiator, triple glazed window and a further oak door leading through into:

## ENSUITE SHOWER ROOM

7'1" x 3'11" (2.16m x 1.19m)

Having a contemporary suite comprising double width shower enclosure with bifold screen and wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and inset downlighters and extractor to the ceiling.

## BEDROOM 3

12'6" x 8'6" (3.81m x 2.59m)

Again a double bedroom having aspect to the rear with deep skirting and architrave, central heating radiator and triple glazed window.

## BEDROOM 4

10'7" max (8'7" min) x 7'10" (3.23m max (2.62m min) x 2.39m)

A pleasant L shaped room having deep skirtings and architrave, central heating radiator and triple glazed window overlooking the rear garden.

## BATHROOM

7'1" x 6'1" (2.16m x 1.85m)

Tastefully appointed with a contemporary suite comprising panelled bath with chrome mixer tap with integral shower handset, wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, inset downlighters and extractor to the ceiling and triple glazed window to the front.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## INITIAL SECOND FLOOR LANDING AREA

Having inset skylight to the ceiling, useful built in storage cupboard and further door leading to:

## BEDROOM 1

17'6" (19'10" max into dormer) x 9'11" (5.33m (6.05m max into dormer) x 3.02m)

A well proportioned double bedroom benefitting from ensuite facilities as well as having a dual aspect with part pitched ceiling with inset skylight and triple glazed dormer window to the rear affording a far reaching aspect across to the Belvoir escarpment and Belvoir Castle on the horizon. The room having deep skirtings and architrave, central heating radiator and a further oak door leading through into:

## ENSUITE SHOWER ROOM

7'11" x 5'10" (2.41m x 1.78m)

Beautifully appointed with a contemporary suite comprising large double length shower enclosure with glass screen and chrome wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, part pitched ceiling with inset skylight, downlighters and extractor.

## EXTERIOR

The property is set back behind an open plan frontage which has been landscaped to maximise off road parking, having a central tarmacadam driveway with adjacent borders with inset shrubs and electric car charging point. To the side of the property a courtesy gate gives access into the rear garden which offers a just off southerly aspect, having an initial paved terrace which links back into the living area of the kitchen and steps leading up onto what will be a lawned garden enclosed by feather edge board fencing. In addition there is exterior lighting and outside cold water tap.

## COUNCIL TAX BAND

Rushcliffe Borough Council - TBC

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric and water (information taken from Energy performance certificate and/or vendor). There is a shared pump that removes foul waste to the drains. This will be a shared cost between the five dwellings for general maintenance and emptying. Cost to be confirmed.

The solar panels are owned by the properties and were installed at the point of construction i.e 2025.

The properties will benefit from a ten year warranty provided by Protek

Please note, the stamp duty incentive only applies to the standard rate, for example those buying as their main residence and does not include a contribution towards the additional 3% for second homes. The figures given are based on the asking price and standard stamp duty calculations. Those purchasing who fall outside of the standard criteria may have to pay additional stamp duty.

## 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>

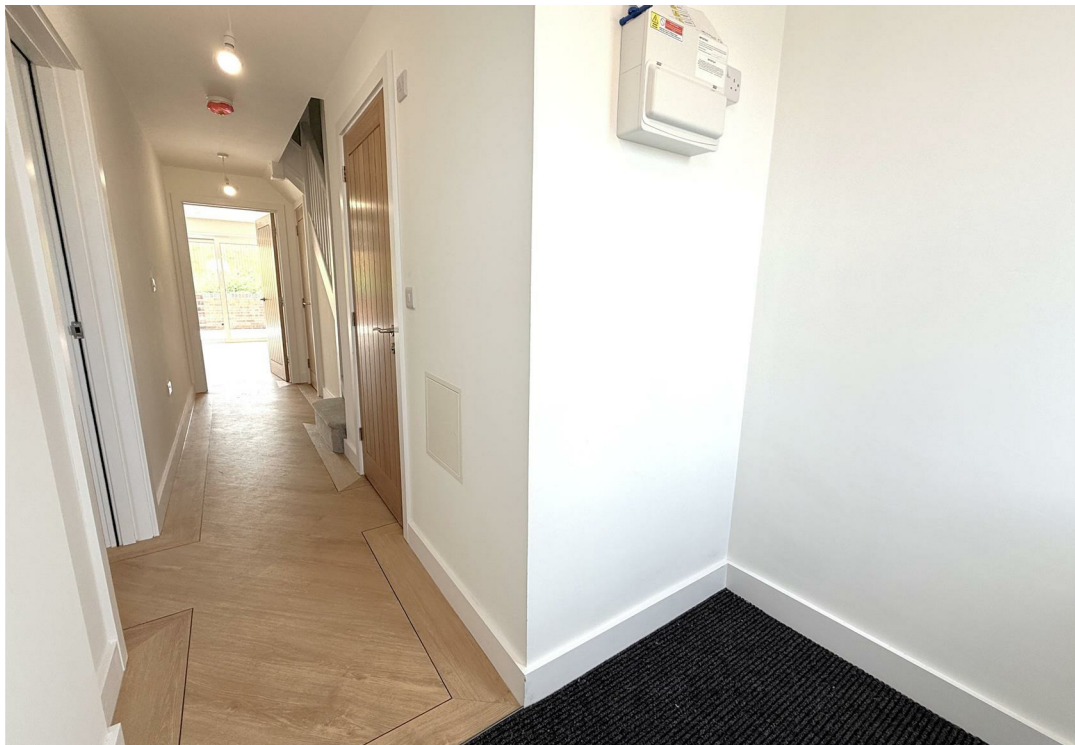
















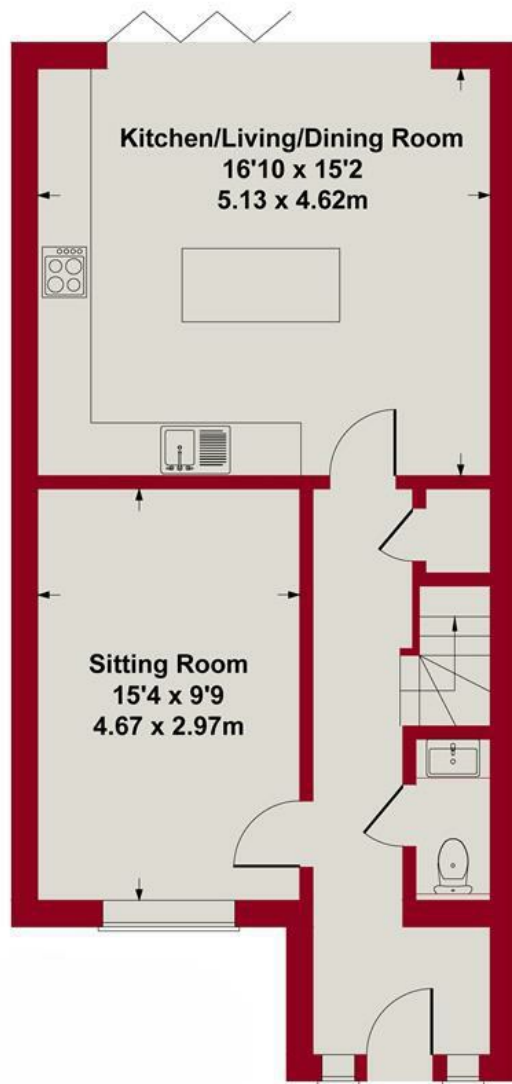




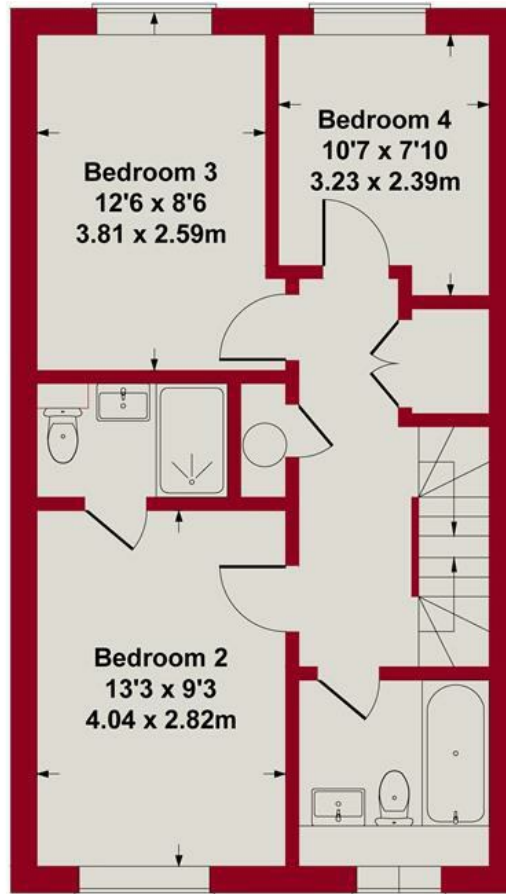




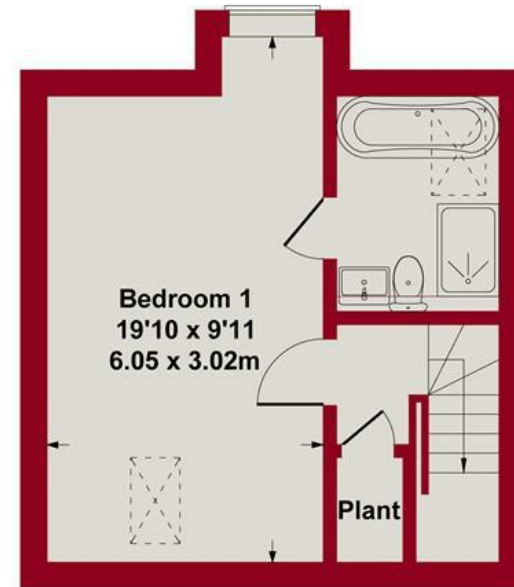




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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.

Produced by Potterplans Ltd. 2025





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		91	100
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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