



**53 Butler Close, Cropwell Butler,  
Nottingham, NG12 3AF**

**£185,000**  
**Tel: 0115 9336666**

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

Offered for sale with the benefit of no upward chain, this end-terraced home enjoys a cul-de-sac location, bordering open fields to the side and rear. Situated in the popular and unspoilt village of Cropwell Butler, the property offers a great opportunity to enjoy rural surroundings while remaining within easy reach of local amenities.

The accommodation would benefit from updating throughout, offering buyers the opportunity to modernise the property to their own taste and specification. The layout includes a well-proportioned lounge to the front and a dining kitchen spanning the rear of the property. To the first floor are two bedrooms and a bathroom. Externally, there are gardens to both the front and rear, along with off-road parking to the front.

#### ACCOMMODATION

A part glazed entrance door leads into the entrance hall.

#### ENTRANCE HALL

With Dimplex electric heater, a uPVC double glazed window to the side aspect, glazed door into the lounge.

#### LOUNGE

With a uPVC double glazed window to the front aspect, coved ceiling and dado rail, two mounted electric heaters, an understairs storage cupboard and being part open plan into the dining kitchen.



#### DINING KITCHEN

Situated across the rear of the property with a wall mounted Dimplex electric heater, two uPVC double glazed windows and a uPVC double glazed door to the rear aspect and including a fitted kitchen with base and wall cabinets, space for appliances, an electric cooker point, plumbing for a washing machine and a stainless steel sink unit.



#### FIRST FLOOR LANDING

Having an access hatch to the roof space and a uPVC double glazed window to the side aspect.

#### BEDROOM ONE

A good sized double bedroom with two uPVC double glazed windows to the front aspect and a range of fitted wardrobes with hanging rails and shelving. There is also a built-in cupboard over the stairs housing the Elson hot water tank.



#### BEDROOM TWO

Having a wall mounted electric heater and a uPVC double glazed window to the rear aspect.



### **BATHROOM**

A three piece bathroom including a panel sided bath with hot and cold taps and Mira Sport electric shower over, a close coupled toilet and a pedestal wash basin with hot and cold taps. Electric towel radiator, Dimplex fan heater, tiling for splashbacks and a uPVC double glazed obscured window to the side aspect.

### **PARKING**

Allocated driveway parking sits just in front of the property.

### **GARDENS**

With gardens to the front and rear including a lawned frontage and side access to the rear garden, with a paved patio, shaped lawn and mature planting and abutting fields to the side and rear.



### **CROPWELL BUTLER**

The village of Cropwell Butler lies in the Vale of Belvoir and facilities available in the adjacent village of Cropwell Bishop include primary school, local shops and doctors surgery. Further amenities can be found in the nearby market town of Bingham and the village is ideally located for commuting via the A52 and A46 to the cities of Nottingham and Leicester.

### **COUNCIL TAX**

The property is registered as council tax band B.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **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#>

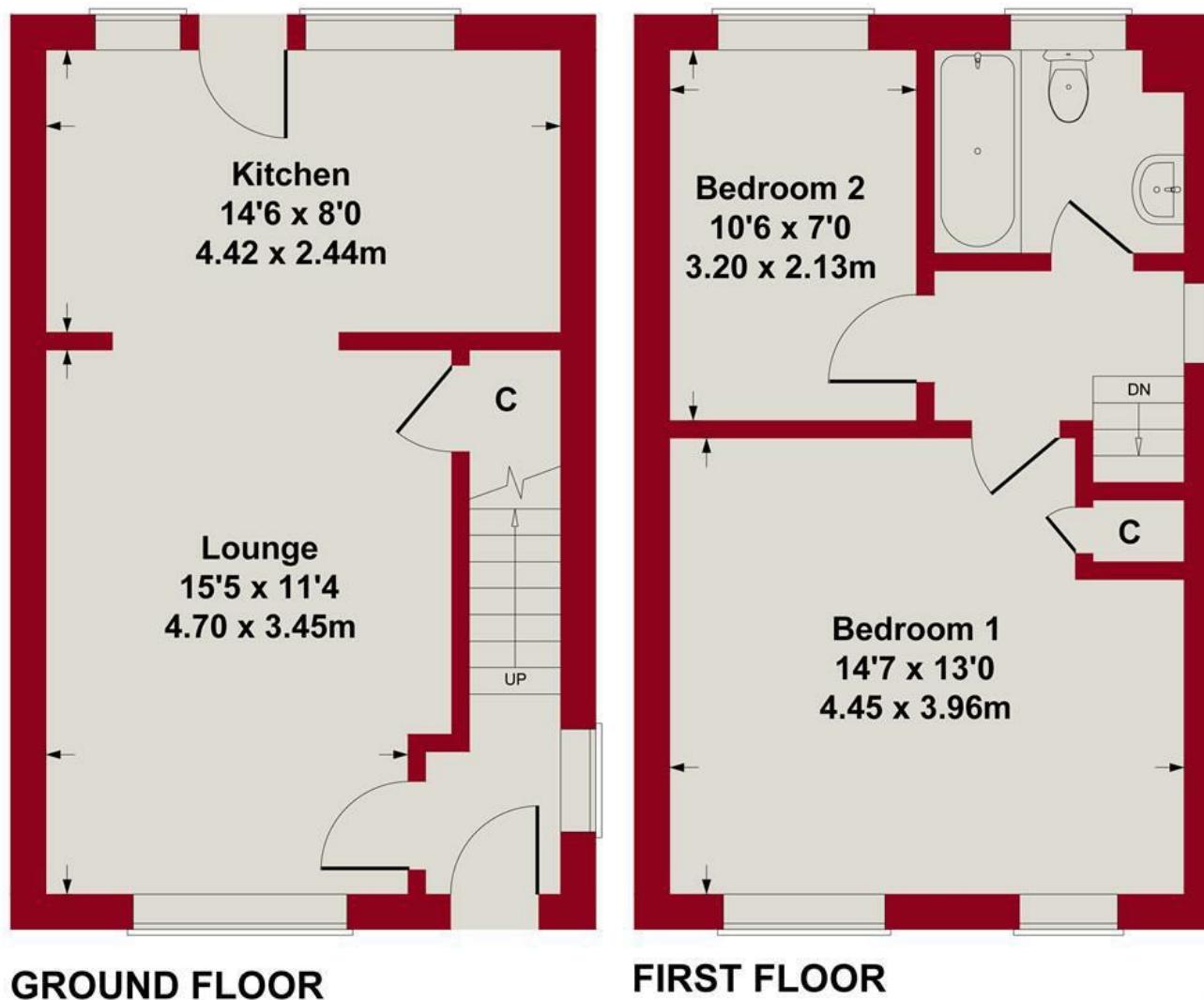
Broadband & Mobile coverage:-

<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>

Approximate Gross Internal Area  
698 sq ft - 65 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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