



13 Willow Lane

LANGAR

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LANGAR, NOTTINGHAM, NG13 9HL

Occupying a lovely position, on a corner plot at the end of a quiet cul-de-sac this semi-detached dormer bungalow is deceptively spacious. Comprising of a dining kitchen, sitting room, four generously proportioned bedrooms, family shower room and ensuite bathroom to the principal. The property is in evident turn-key condition with beautiful design choices throughout which are particularly evident in the kitchen, windows and doors which have been fitted during the current owners 5-year tenure and sitting room which was only recently completed. Due to the arrangement of the property, it perfectly lends itself to versatile living with two of the bedrooms on the ground floor, offering the opportunity to use them as further reception space if required.

Externally the property benefits from a lovely rear garden, plentiful driveway parking and single garage building which has been arranged with storage space to the front and home office/ workshop to the rear.









# welcome home

The front door opens into a welcoming dining hall that unfolds into the L-shaped dining kitchen which includes the side extension. With space for a large dining table, the dining area benefits from beautiful oak flooring which leads into the central hall with staircase rising the first floor and providing access to all the ground floor rooms.

The kitchen is separated from the dining space by a half wall with units to the kitchen side and is clearly defined as a separate space by the flooring which changes to large tiles in the kitchen area. Fitted four years ago, the kitchen benefits from a range of duck egg blue base and wall units alongside a full height pantry cupboard, perfectly complimented by brushed gold handles, oak worktops and subtle white subway tiling. Fitted appliances include a fridge, freezer and dishwasher that is perfectly located next to the porcelain one and a half bowl sink with draining board and Living And Home spray mixer tap. There is space for an undercounter washing machine and a free standing DeLonghi Vintage range oven which is available by separate negotiation. Bi-fold doors open directly onto the lovely garden patio, perfect for outdoor dining.











The formal sitting room, to the left of the dining hall, is a beautifully appointed space having recently been completed with panelled walls, feature sconces and dark, herringbone wood effect LVT flooring. A multifuel stove sits atop a slate hearth within the chimney breast with TV inset and electrics above providing a wonderful focal point to this cosy room.



At the rear of the property are two bedrooms, a large double benefitting from a storage cupboard using the space under the stairs and bi-folding doors onto the rear decking which is currently being used as a second sitting room. And a generous single/ small double bedroom with patio door onto the decking that is currently being used as a study.

Completing the ground floor accommodation is a fully tiled shower room fitted with a corner shower with rainfall and handheld shower heads, wash hand basin and WC.







## first floor

The stairs rise to the first-floor landing which provides access to a large double bedroom at the front of the property. The landing then extends to the right providing space for low level furniture within the eaves, leading to the primary bedroom. Both of the first-floor bedrooms benefit from air conditioning.

With space for a king size bed and ancillary bedroom furniture, the primary bedroom also benefits from an ensuite bathroom with shower over bath, wash hand basin and WC. There are even cupboards providing excellent 'loft' storage space in addition to the traditional ceiling loft spaces.





## grounds & gardens

To the front of the property is a fabulous tarmac driveway providing parking space for at least 3-4 vehicles. The drive widens leading to a single garage building arranged with storage space to the front and a workshop/ home office at the rear. The home office benefits from a heater and electricity and is accessed by a separate door. To the side of the garage is a large gravel area.

To the rear of the property is a fabulous southwest facing garden, predominantly laid to lawn with a large, decked area and patio providing the perfect spaces for outdoor dining or relaxing. The connectivity of these spaces and the interior of the property through bifold and patio doors makes for seamless inside/ outside entertaining.





## local amenities

Langar is a charming village located in the beautiful, renowned Vale of Belvoir countryside, offering a peaceful and idyllic setting while still being well-connected to nearby towns and cities. The area boasts a strong sense of community, with excellent local amenities, including a popular pub, Langar Hall and nearby schools. With a mix of traditional cottages and modern homes, Langar presents an attractive location for families and those seeking a quieter lifestyle while remaining close to major transport routes via the A46 and A52. Its proximity to Nottingham and major road networks makes it an ideal choice for commuters.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler with HIVE heating controls. None of the services or appliances have been tested by the agent.

## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## finer details

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** C

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 70 | C

**EPC potential:** 85 | B

## agents note

The property currently has two approved planning permissions.

23/01644/FUL - An extension of the front dormer.

23/00329/FUL - Complete reconfiguration of the property including a ground floor rear extension and first floor side extension with box dormers to the front and back.




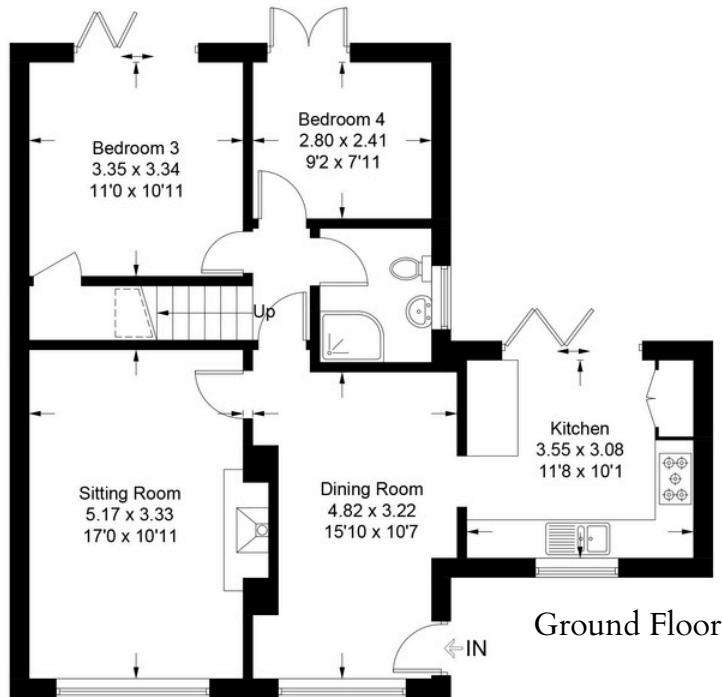


# Floorplan

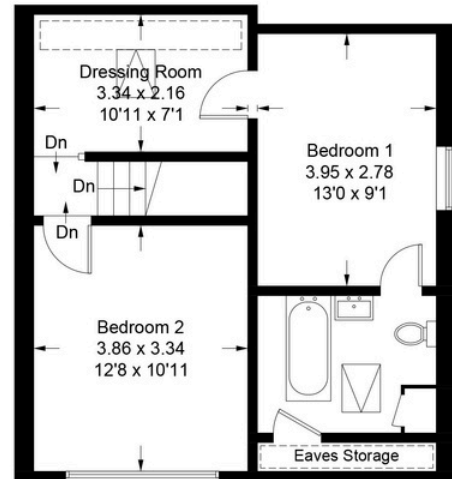
Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft  
 Outbuilding = 19.1 sq m / 205 sq ft  
 Total = 137.7 sq m / 1482 sq ft



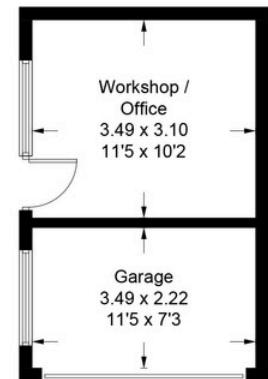
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Garage/ Workshop

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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