



65 Park Road, Barnstone,  
Nottinghamshire, NG13 9JF

**£299,995**  
Tel: 01949 836678

 **RICHARD  
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PARTNERS**  
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We have pleasure in offering to the market this well presented detached family orientated home, positioned within walking distance of the "Outstanding" Langar Primary School and situated on a pleasant crescent in this popular Vale of Belvoir village.

The property has previously been extended to the rear elevation creating an excellent open plan L shaped living/dining kitchen which has been tastefully modernised and benefits from aspect out into the westerly facing garden.

The property has seen a general programme of modernisation over the years with UPVC double glazing, recently upgraded Worcester Bosch gas central heating boiler with Hive control and tasteful decoration throughout, all of which comes together to create a light and airy home.

The accommodation comprises enclosed storm porch, entrance hall, well proportioned sitting room, L shaped dining kitchen with pantry off. To the first floor there are three bedrooms and bathroom.

The property occupies a pleasant plot set back behind a block set frontage providing ample off road parking and leads to an attached garage.

To the rear of the property the enclosed garden benefits from a westerly aspect and is reasonably generous by modern standards.

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

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 with delicatessen, hair dresser 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.

A UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

#### **STORM PORCH**

7'0 x 3'0 (2.13m x 0.91m)

Having UPVC double glazed side panels, quarry tiled floor, cloaks hanging space and part glazed timber door leading through into:

#### **ENTRANCE HALL**

15'8 x 6'2 (4.78m x 1.88m)



Having oak effect laminate flooring, coved ceiling, central heating radiator, spindle balustrade staircase and door to:

#### **SITTING ROOM**

12'8 x 15'11 (3.86m x 4.85m)



A well proportioned light and airy reception benefitting from a large double glazed picture window to the front, the focal point of the room is a feature fire surround and mantle with granite hearth and back, inset electric fire, coved ceiling, deep pine skirting, wood effect laminate flooring, double panel central heating radiator.

From the entrance hall a further door leads through into the:

## KITCHEN

15'10 x 8'5 (4.83m x 2.57m)



A well proportioned space which is open plan to a living/dining area which together creates an excellent light and airy L shaped everyday living/entertaining space, benefitting from access out into the rear garden as well as dual aspect with double glazed windows to the rear and side.



The kitchen has been modernised with a generous range of base units, butcher's block laminate preparation surfaces and upstands, inset one and a third bowl sink and drainer unit. Integrated appliances include under counter fridge, dishwasher, electric range cooker with chimney hood over,

coved ceiling with inset downlighters, understairs pantry, UPVC double glazed windows to the rear and side and exterior door. A large open doorway leads through into:

## LIVING/DINING AREA

10'4 x 9'4 (3.15m x 2.84m)



Having access out into the rear garden with UPVC double glazed French doors and sidelights, coved ceiling with inset downlighters, central heating radiator.

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

## FIRST FLOOR LANDING

9'6 x 8'3 (2.90m x 2.51m)



Having UPVC double glazed window to the side, built in airing cupboard, coved ceiling, access to loft space and doors to:

## BEDROOM 1

11'2 x 13'0 (3.40m x 3.96m)



A well proportioned double bedroom having aspect to the front, coved ceiling, central heating radiator and UPVC double glazed window.



### BEDROOM 2

12'2 inc w/robe x 10'6 (3.71m inc w/robe x 3.20m)



Again a well proportioned double bedroom benefitting from aspect into the rear garden, fitted full height wardrobes with sliding door fronts, central heating radiator and UPVC double glazed window.

### BEDROOM 3

10'1 x 6'2 (3.07m x 1.88m)



Having aspect to the front, overstairs bulkhead, central heating radiator and UPVC double glazed window.

### BATHROOM

8'3 x 5'5 (2.51m x 1.65m)



Appointed with panelled bath with chrome mixer tap, separate shower enclosure with sliding screen and wall mounted shower mixer, close coupled wc, vanity unit with inset wash basin, tiled splashbacks, inset downlighters and extractor to the ceiling, chrome contemporary towel radiator, two UPVC double glazed windows to the rear.

### EXTERIOR

The property occupies a pleasant position, set back from the road behind a large block set frontage providing ample off road parking with established perimeter borders.

### ATTACHED GARAGE

18'7 x 7'9 (5.66m x 2.36m)

Having up and over door, power and light, window and courtesy door at the rear and housing the Worcester Bosch gas central heating boiler.

### REAR GARDEN



The rear garden is a pleasant feature being relatively generous by modern standards, having initial decked seating area, further pebbled terrace, sleeper edged lawn, established perimeter borders and enclosed by fencing, hedging and brick wall to the foot. There is also a useful timber storage shed.

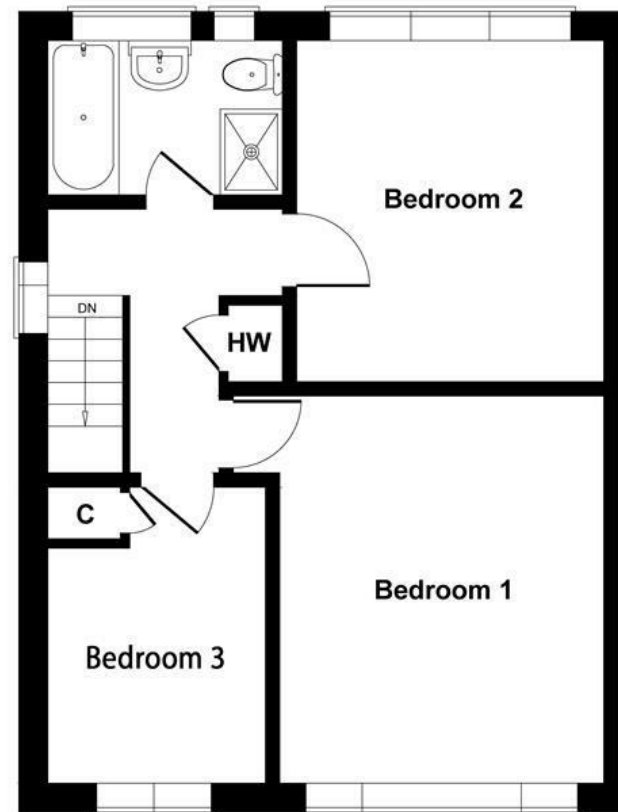


### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C.



**GROUND FLOOR**



**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		82
(69-80) C		
(55-68) D	61	
(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



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