



**East Cottage, Sunbeam Street, Whatton,
Nottinghamshire, NG13 9ER**

£499,995
Tel: 01949 836678

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A beautiful archetypal double fronted cottage occupying a deceptive established plot with wonderful southerly aspect to the front across neighbouring paddock, all located at the heart of this highly regarded and pretty edge of Vale village.

This beautiful home offers a wealth of character and features and has been sympathetically renovated over recent years with a great deal of thought and attention to detail in keeping with the original period home but combining the benefits of modern living.

The property offers two reception rooms both with attractive fireplaces and beamed ceilings, leading through into an inner hallway with access into a well proportioned open plan L shaped living/dining kitchen with bespoke units, corian work surfaces and integrated appliances. The kitchen is open plan to a dining area with exposed brick elevation and solid fuel stove with French doors leading out into a courtyard garden. In addition there is a useful utility room with cloakroom off and to the first floor there are three double bedrooms and the family bathroom which also gives Jack & Jill access into the master bedroom.

The property is tastefully decorated throughout in keeping with the period of the property and benefits from gas central heating and majority double glazed cottage style windows, all creating a wonderful homely atmosphere with a wealth of character.

The property occupies a deceptive plot, set back from the lane with initial shared driveway which leads to the private drive at the rear providing a generous level of off road parking and large detached double garage. A walled courtyard garden leads into the dining area of the kitchen and there is a further established well proportioned garden at the foot.

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

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 TIMBER ENTRANCE DOOR WITH LEADED GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

5'10 x 3'5 (1.78m x 1.04m)

Having wide staircase rising to the first floor, dado rail and period door to:

SITTING ROOM

13'4 x 11'7 (4.06m x 3.53m)



A light and airy room benefitting from a southerly aspect to the front, the focal point of the room is a chimney breast with pewter finish cast iron fire surround and mantle with open grate and raised slate effect tiled hearth, alcoves to either side, central beam to the ceiling, central heating radiator, deep skirting, double glazed cottage style window to the front.

SNUG

12'4 x 11'3 (3.76m x 3.43m)



A homely cosy room offering a wealth of character with heavily beamed ceiling, chimney breast with exposed brick hearth and back, gas stove with timber mantle above, shelved alcoves to either side, exposed wide floorboards, deep skirting, central heating radiator, double glazed cottage style window to the front, additional window to the rear and multi-pane door leading through into:



SIDE ENTRANCE HALL

11'10 x 4'0 (3.61m x 1.22m)



Having Fired Earth slate tiled floor, cloaks hanging space, understairs storage cupboard, central heating radiator and door to:

UTILITY ROOM

7'4 x 6'9 (2.24m x 2.06m)

Having fitted base unit with oak work surface over and inset stainless steel sink, plumbing for washing machine and space for tumble drier, continuation of the slate tiled floor, central heating radiator, wall mounted Ideal Logic gas central heating boiler, multi-pane windows to the side and rear elevations and door leading through into:

CLOAKROOM

7'4 x 3'1 (2.24m x 0.94m)

Having close coupled wc, pedestal wash hand basin, continuation of the slate tiled floor and multi-pane window to the rear.

Returning to the side entrance hall, an open doorway leads through into:

LIVING/DINING KITCHEN

28'6 x 13'5 (8.69m x 4.09m)



A fantastic well proportioned open plan L shaped living/entertaining space offering a wealth of character.



The initial kitchen area is beautifully appointed having been refitted with a generous range of painted modern but traditional style wall, base and drawer units, corian work surfaces including complementing island unit, under mounted Belfast style sink, corian splashbacks, exposed brick chimney breast with oak mantle and oak shelves to either side, tiled back with space for free standing gas or electric range, integrated fridge, freezer and dishwasher, continuation of the slate tiled floor, inset downlighters to the ceiling.



The kitchen area is open plan to a well proportioned dining space having continuation of the slate tiled floor, exposed brick elevation with Morso solid fuel stove, central heating radiator, coved ceiling, French doors and windows leading out into the courtyard.



RETURNING TO THE ENTRANCE HALL A STAIRCASE RISES TO THE FIRST FLOOR:

SPLIT LEVEL LANDING

Having access to loft space and door to:

BEDROOM 1

14'3 x 11'8 (4.34m x 3.56m)



A well proportioned double bedroom flooded with light and benefitting from a southerly aspect to the front across a neighbouring paddock, having chimney breast with alcoves to either side, overstairs storage cupboard, central heating radiator, deep skirting, double glazed multi-pane window to the front and a door giving Jack & Jill access into the main bathroom.

BEDROOM 2

13'0 x 11'9 (3.96m x 3.58m)



A further double bedroom again having delightful aspect

to the front, chimney breast with period cast iron fireplace and alcoves to either side, deep skirting, central heating radiator, double glazed multi-pane window to the front.

BEDROOM 3

12'2 max x 8'7 (3.71m max x 2.62m)



A further double bedroom having aspect to the side, chimney breast with cast iron fireplace, deep skirting, central heating radiator and multi-pane window.

BATHROOM

12'0 max x 8'0 max (3.66m max x 2.44m max)



A well proportioned L shaped room appointed to reflect the period of the house having Heritage style suite

including cast iron tongue and groove effect panelled bath with chrome traditional style mixer tap and integrated shower handset, close coupled wc, Heritage pedestal wash basin with vanity surround, tongue and groove effect splashbacks with mirror over, large double width shower enclosure with sliding glass screen and chrome wall mounted shower mixer with rose over, timber effect tiled floor, inset downlighters and extractor to the ceiling, central heating radiator, electric towel rail with shelving above and obscure glazed multi-pane window to the rear.



EXTERIOR



This delightful double fronted cottage occupies a

wonderful location at the heart of the village with outlook to the south across neighbouring paddock.

The property is set back from the lane behind an established hedged frontage with timber courtesy gate leading onto a gravel forecourt with inset flagstones, established borders and path leading to the front door.

Adjacent to the property is a gravel driveway which is shared with the adjacent dwelling and which sweeps round to the private driveway of East Cottage, where there is a generous parking area and good size brick and tiled:

DOUBLE GARAGE

18'10 x 16'0 (5.74m x 4.88m)



Having double width up and over door, power and light with ample parking to the front.



Directly to the rear of the property is a paved and pebbled courtyard area enclosed by a brick wall creating a delightful sheltered seating area which links back into the dining area of the kitchen.

REAR GARDEN



A timber pergola adjacent to the side of the garage with gravel pathway leads into a relatively low maintenance garden area having gravel and block set seating area, established borders, enclosed by panelled fencing and hedging, well stocked with trees and shrubs. This area continues down to an additional private lawned area with arched timber pergola entrance onto a central lawn, enclosed by hedging and panelled fencing with timber summerhouse and established borders.



Available by separate negotiation and situated at the foot of the garden is the delightful addition of a hand crafted shepherd's hut which provides a unique outdoor building which could be utilised for a variety of purposes whether it be a fascinating alternative to a summer house. Offering power and light it could potentially be utilised as a study area or simply an interesting storage space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E.

East Cottage



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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 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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