

20 Langar Woods Harby Road, Langar, Nottinghamshire, NG13 9HZ

No Chain £120,000

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RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Park Home
- Generous Open Plan Living/Dining Area
- Ensuite & Separate Shower Room
- Useful Store/Workshop
- Popular Location
- 2 Beds Plus Study
- Well Appointed Kitchen & Utility
- Double Width Parking Area
- No Upward Chain

An opportunity to purchase a versatile park home within this popular development, located on a pleasant pitch with a double width parking area, useful detached workshop/store and established garden at the rear.

Internally the property offers a versatile layout with a particularly spacious open plan L shaped living/dining area with access out into the garden which links through into a well appointed kitchen and utility area. In addition there are two double bedrooms, the principal of which benefits from ensuite facilities, and separate shower room. A third provides a useful study or dressing room.

In addition the property benefits from gas central heating and UPVC double glazing and is offered to the market with no upward chain.

LANGAR

The village of Langar lies in the Vale of Belvoir and has an excellent community with highly regarded primary school, pub/restaurant with village shop and the highly regarded Langar Hall hotel and restaurant. Situated on the edge of open countryside with wonderful local walks as well as 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:

INITIAL L SHAPED ENTRANCE HALL

15' max x 8' max (4.57m max x 2.44m max)
Having a good level of storage with built in shelved cupboard providing cloaks hanging, access to loft space above and further doors leading to:

SITTING ROOM

19'4" max x 19'5" max (5.89m max x 5.92m max)
An open plan L shaped main reception which could be separated to provide an initial sitting room linking through into a potential dining area which gives access into the kitchen. The room benefits from a dual aspect with windows to two elevations including patio doors leading out into the rear garden. From the dining area a pocket door leads through into:

KITCHEN

11' x 8'6" (3.35m x 2.59m)
Fitted with a range of wall, base and drawer units providing an excellent level of storage with two runs of laminate work surfaces, one with inset sink and drain unit with articulated mixer tap; integrated appliances including double oven and gas hob; space for free standing fridge freezer and window to the front.

An open archway leads through into:

UTILITY ROOM

9'8" x 5'4" (2.95m x 1.63m)
Fitted with a range of wall and base units complementing the main kitchen with work surface over, inset sink unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, cupboard above housing gas central heating boiler, built in cloaks cupboard, double glazed exterior door and further door returning to the initial entrance hall.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

13'7" x 9'6" (4.14m x 2.90m)
A well proportioned double bedroom benefitting from ensuite facilities; built in wardrobes, low level storage units, overhead storage cupboards and matching side tables; window to the front and a further door leading through into:

ENSUITE SHOWER ROOM

8'2" x 5'1" (2.49m x 1.55m)
Having a suite comprising large shower enclosure with sliding door and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin; contemporary towel radiator and window to the side.

BEDROOM 2

10'4" x 9'6" (3.15m x 2.90m)
A further double bedroom having built in wardrobes with complementing side and dressing table, window to the side.

STUDY/DRESSING ROOM

6'8" x 5'8" (2.03m x 1.73m)
A versatile space ideal as a home office having built in storage cupboard, further low level drawer units with work surface over and window to the side.

SHOWER ROOM

6'6" x 5'6" (1.98m x 1.68m)
Having a three piece suite comprising shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and vanity unit with inset washbasin; contemporary towel radiator and window to the side.

EXTERIOR
The property is sited within this popular development behind an open plan fronted with a double width driveway providing off road car standing for two vehicles. At the side of the property is a detached workshop providing useful storage or workshop space. To the side of the property is a further hard seating area which leads into a lawned garden at the rear with steps giving access into the main sitting room providing a useful outdoor living space.

WORKSHOP
17'10" x 10' (5.44m x 3.05m)
A useful storage or workshop space having power and light, window to the side and courtesy door at the rear.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band A

TENURE
Park homes are neither freehold nor leasehold; they operate under a unique system governed by a "Written Statement" or "Mobile Homes Agreement". When you purchase a park home, you own the home itself and the right to station it on the park, but you don't own the land. The land is owned by the park owner at all times. This right to station the home is granted by the park owner through a written agreement.

ADDITIONAL NOTES
The property has drainage (site sewerage treatment plant), gas central heating (LPG) and mains water (information provided by vendor)
Please note this is an over 45s development and has a no pets policy.
Ground rent at the time of instruction is £240 per calendar month (to be confirmed)
Maintenance of communal areas is covered within the ground rent
If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission. This 10% commission is generally taken into account within the selling price, it is not in addition too.
Like any other home purchase, buying a park home is a major commitment. You are, therefore, strongly advised to take advice from a solicitor or another professional – independent from the seller or site owner – when buying a home.

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

Radon Gas:-
https://www.ukradon.org/information/ukmaps

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions























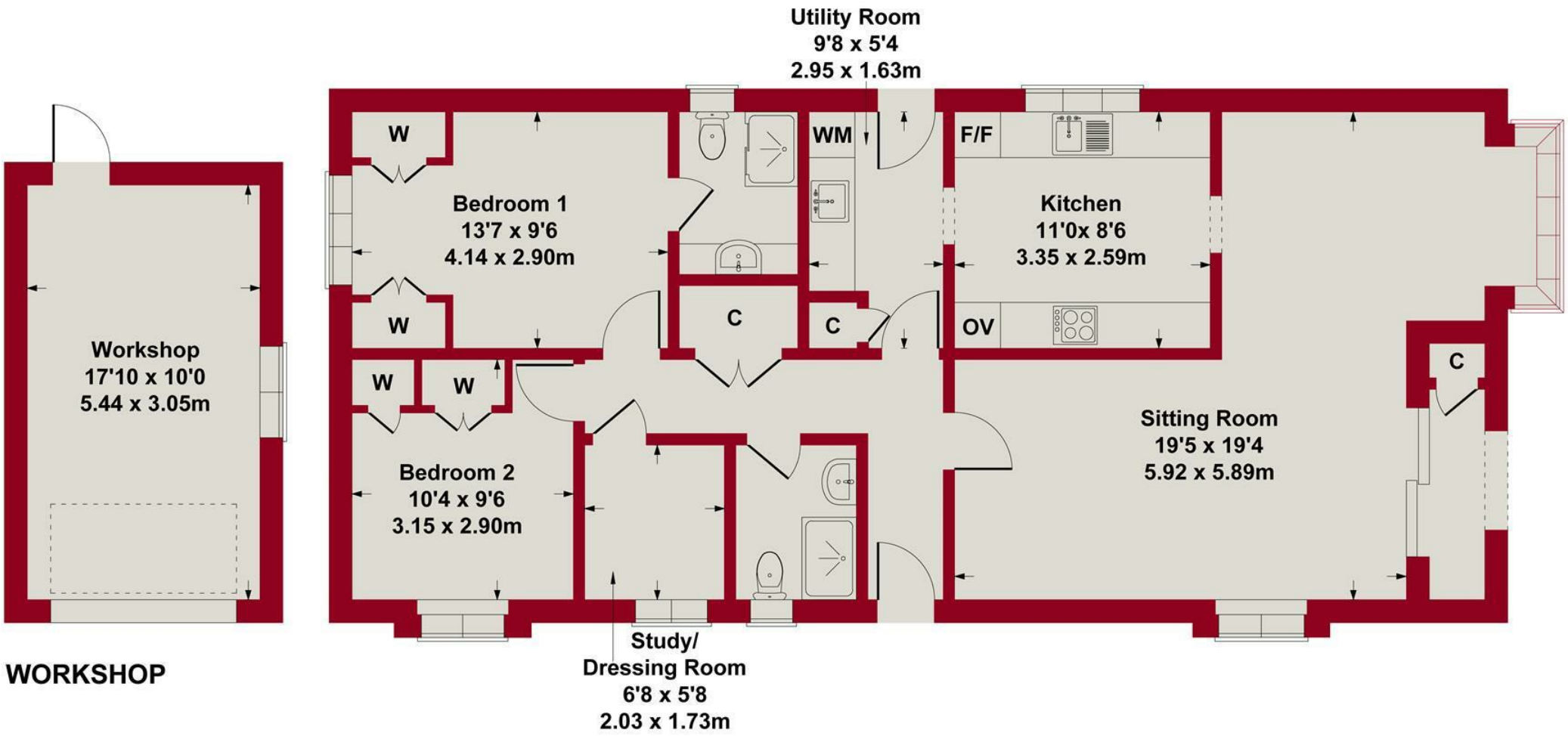












WORKSHOP

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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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

The Property Ombudsman

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