

78 Main Road, Barnstone, Nottinghamshire,
NG13 9JP

£325,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- New Build Contemporary Semi Detached Home
- 4 Bedrooms
- 2 Ensuites & Main Bathroom
- Approaching 1,400 Sq.Ft.
- High Efficiency
- Electric Car Charging Point
- Southerly Rear Aspect
- Off Road Car Parking
- Superb Open Plan Dining Kitchen
- 10 Year Warranty

A fantastic opportunity to purchase a contemporary, three storey home, finished to a high specification, with a bias towards efficient living, with high levels of insulation, photovoltaics, under floor heating to the ground floor, UPVC double glazing and efficient gas central heating boilers.

This semi-detached property, offers an excellent level of accommodation approaching 1,400 sq.ft. with four bedrooms, two with ensuites and main bathroom. To the ground floor is an additional cloak room. The ground floor layout works particularly well, with a spacious initial entrance hall leading through into the main reception which affords fantastic panoramic views to the front. A generous open plan dining kitchen on the southerly side, benefits from access out into the rear garden. The kitchen is well appointed, with a generous range of built in units, finished in heritage style colours with integrated appliances.

In addition the properties offer off road parking to the front with electric car charging point and enclosed, southerly facing gardens at the rear, with paved terrace which links back into the main reception area of the kitchen. There are also elevated views to the front across opposing fields.

The properties will benefit from a ten year warranty and overall are a fantastic opportunity for a wide variety of prospective purchasers to acquire a well appointed, contemporary home, within a pleasant village setting.

BARNSTONE

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 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.

AN ATTRACTIVE COTTAGE STYLE COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE PORCH

4'8" x 6'4" (1.42m x 1.93m)
Having inset bristle mat, deep skirtings, double glazed windows to the front and opens out into:

MAIN HALLWAY

16'10" x 6'7" into stairwell (5.13m x 2.01m into stairwell)
A pleasant initial entrance hall which affords a pleasant aspect through double glazed windows at the front and out onto the open fields beyond. The hallway offers attractive Karndean style flooring, contemporary skirtings and architraves, a turning spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, oak internal doors leading to:

GROUND FLOOR CLOAK ROOM

5'11" x 2'10" (1.80m x 0.86m)
Having a contemporary suite comprising half pedestal wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and contemporary tiled splash backs, continuation of the Karndean style flooring and double glazed window to the side.

SITTING ROOM

15' x 9'8" (4.57m x 2.95m)
A light and airy reception which affords superb, far reaching, panoramic views to the front, having contemporary skirtings, attractive flooring, preparation for wall mounted television screen and double glazed window.

LIVING/DINING KITCHEN

16'9" x 14'2" (5.11m x 4.32m)
A fantastic feature of the property being of generous proportions, benefitting from a just off southerly aspect to the rear with sliding double glazed doors leading out onto the rear terrace and garden. The room is large enough to accommodate both a living and dining space which is open plan to a tastefully appointed, fully fitted, kitchen with a generous range of Shaker style wall, base and drawer units with brush metal fittings and finished in heritage style colours offering a superb level of storage, having an L shaped configuration of marble effect work surfaces with inset stainless steel sink and drain unit with chrome swan neck mixer tap. In addition integrated appliances include four ring gas hob with glass splash back and contemporary chimney hood over, fan assisted oven, fridge, freezer, washer drier and dishwasher. The main kitchen units are complemented by a central island unit which provides a good level of additional storage as well as an excellent working area and integral breakfast bar providing informal dining. In addition there is a continuation of the attractive Karndean style flooring, inset downlighters to the ceiling, deep contemporary skirting and double glazed sliding doors to the rear.

RETURNING TO THE MAIN HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Offering a great level of storage having two built in cupboards, one providing useful cloaks hanging space and the other one housing the pressurised hot water system and gas central heating boiler. In turn, further oak doors lead to:

BEDROOM 2
13' x 9'6" (3.96m x 2.90m)
A well proportioned double bedroom which benefits from ensuite facilities and affords stunning panoramic views to the front across adjacent fields and countryside beyond. The room having deep contemporary skirtings and architrave. central heating radiator, double glazed window and a further oak door leading through into:

ENSUITE SHOWER ROOM
7' x 3'11 (2.13m x 1.19m)
Having a contemporary suite comprising double width shower enclosure with bifold screen and wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and inset downlighters and extractor to the ceiling.

BEDROOM 3
12'5" x 8'8" (3.78m x 2.64m)
Again a double bedroom having aspect to the rear with deep skirting and architrave, central heating radiator and double glazed window.

BEDROOM 4
10'7" max (8'7" min) x 7'10" (3.23m max (2.62m min) x 2.39m)
A pleasant L shaped room having deep skirtings and architrave, central heating radiator and double glazed window overlooking the rear garden.

BATHROOM
7' x 6' (2.13m x 1.83m)
Tastefully appointed with a contemporary suite comprising panelled bath with chrome mixer tap with integral shower handset, wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, inset downlighters and extractor to the ceiling and double glazed window to the front.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

INITIAL SECOND FLOOR LANDING AREA
Having inset skylight to the ceiling, useful built in storage cupboard and further door leading to:

BEDROOM 1
17'6" (19'10" max into dormer) x 10'7" (5.33m (6.05m max into dormer) x 3.23m)
A well proportioned double bedroom benefitting from ensuite facilities as well as having a dual aspect with part pitched ceiling with inset skylight and double glazed dormer window to the rear affording a far reaching aspect across to the Belvoir escarpment and Belvoir Castle on the horizon. The room having deep skirtings and architrave, central heating radiator and a further oak door leading through into:

ENSUITE SHOWER ROOM
7'10" x 5'11" (2.39m x 1.80m)
Beautifully appointed with a contemporary suite comprising large double length shower enclosure with glass screen and chrome wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, part pitched ceiling with inset skylight, downlighters and extractor.

EXTERIOR
The property is set back behind an open plan frontage which has been landscaped to maximise off road parking, having a central tarmacadam driveway with adjacent borders with inset shrubs and electric car charging point. To the side of the property a courtesy gate gives access into the rear garden which offers a just off southerly aspect, having an initial paved terrace which links back into the living area of the kitchen and steps leading up onto what will be a lawned garden enclosed by feather edge board fencing and encompasses and established silver birch tree. In addition there is exterior lighting and outside cold water tap.

COUNCIL TAX BAND
Rushcliffe Borough Council - TBC

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric and water. There is a shared pump that removes foul waste to the drains. This will be a shared cost between the five dwellings for general maintenance and emptying. We understand the approximate cost of this will be in the region of £300 per annum, shared between the five properties. (information taken from Energy performance certificate and/or vendor).
The solar panels are owned by the properties and were installed at the point of construction i.e 2025.
The properties will benefit from a ten year warranty provided by Protek

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































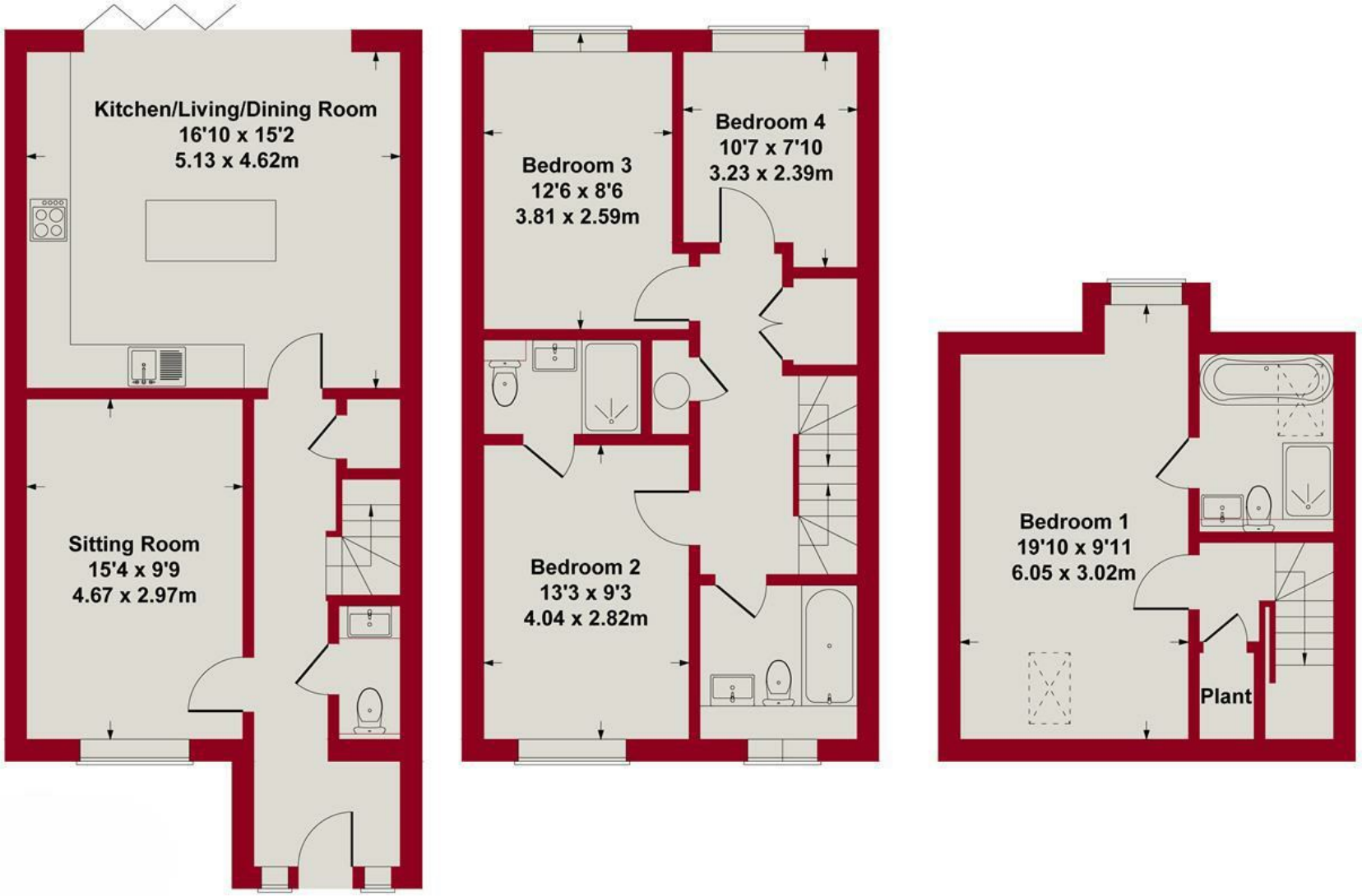












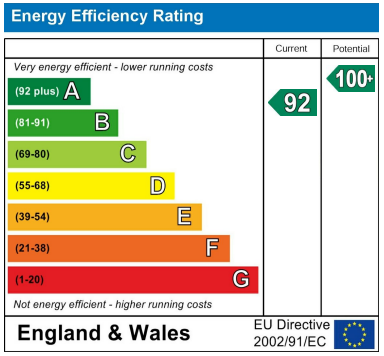
GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

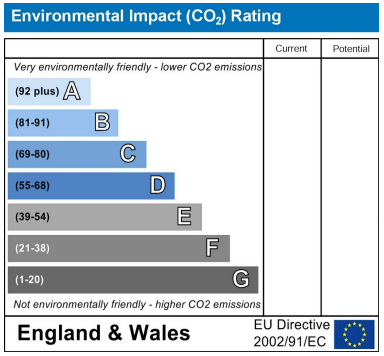
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2025

RICHARD & WATKINSON PARTNERS







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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

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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