

## Inglenook Main Road, Barnstone, Nottinghamshire, NG13 9JP

**£699,950**

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Detached Family Home
- Tastefully Modernised & Refurbished
- Ducted Air Conditioning To Bedrooms
- 2 Ensuites & Family Bathroom
- Ample Parking & Garage
- Significantly Extended & Reconfigured
- Up To 5 Bedrooms
- 3 Reception Areas
- Utility & Ground Floor Cloak Room
- Viewing Highly Recommended

An opportunity to purchase an impressive, well thought out, extended and tastefully modernised family orientated home occupying a pleasant position within this small village and benefitting from fantastic open views to the rear.

Over recent years the property has seen a significant programme of alteration, extending and reconfiguring the accommodation to create a versatile two storey home finished to a high specification with contemporary fixtures and fittings combining both traditional and modern elements.

The property boasts up to five bedrooms with ducted air conditioning units and in its current layout provides four double bedrooms, two of which benefit from ensuite facilities, with the potential fifth bedroom currently utilised as a dressing room/study. Both the principal and second bedrooms also afford walk through dressing areas as well as tasteful ensuite facilities. A stunning family bath/shower room services the other two bedrooms.

To the ground floor there are three reception areas including an attractive initial sitting room with feature fireplace and dual aspect and a second reception currently utilised as a play room but which could provide a home office, teenage snug or potential ground floor bedroom.

The superb open plan living/dining kitchen which runs nearly the full width of the property benefits from a run of doors to the rear as well as a sky lantern, creating a wonderful space that overlooks the rear garden and fields beyond. The living area is large enough to create both a living and dining space and is open plan to a high specification, fitted kitchen with integrated appliances and quartz preparation surfaces including a central island unit. Leading off the kitchen is a useful utility room/ground floor cloak room and courtesy access into the garage.

As well as the internal accommodation the property occupies a delightful plot set back behind a walled frontage with ample off road parking and attached garage. To the rear is a landscaped garden with an initial terrace linking back into the living area of the kitchen to create a wonderful outdoor entertaining space.

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

## 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.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED SIDE LIGHT LEADS THROUGH INTO:

## INITIAL ENCLOSED PORCH

6'7" x 6'3" (2.01m x 1.91m)

An attractive space having vaulted ceiling with feature archway, panel effect wall with integrated seating, built in cloaks cupboard, period style tiled floor, column radiator and a further oak door with leaded glazed lights leading through into:

## MAIN RECEPTION

15'11" x 17'9" (4.85m x 5.41m)

A well proportioned space the focal point of which is a period style fireplace and surround with slate hearth, tiled back and inset log burning stove; alcoves to the side, traditional style column radiator, wood effect flooring, useful under stairs storage cupboard and a dual aspect with windows to the front and side.

A further open doorway leads through into:

## OPEN PLAN LIVING/DINING KITCHEN

25'6" x 16' (7.77m x 4.88m)

A well proportioned light and airy space which is undoubtedly going to become the hub of the home, flooded with light benefitting from both windows, French and bifold doors leading out into the rear garden as well as a central sky lantern. This area is large enough to accommodate both a living and dining area, flowing out into the rear garden creating a fantastic entertaining or living space; continuation of the wood effect flooring, traditional style column radiators and contemporary panelled wall with central alcove designed for flat screen television. This area in turn leads into an open plan kitchen area which is fitted with a generous range of Shaker style wall, base and drawer units with brushed metal fittings and full height larder units; an excellent working area with three runs of quartz preparation surfaces including a central island unit providing a breakfast bar for informal dining as well as additional storage beneath, the main run having undermounted twin bowl sink with brushed metal Clearwater boiling tap; further integrated appliances including Neff induction hob, Neff double fan assisted oven, fridge freezer, dishwasher and pull out recycling drawer; window overlooking the rear garden and a further door leading through into:

## REAR HALLWAY
6' x 4' (1.83m x 1.22m)
Having double glazed aluminium exterior door into the garden and a further doors leading into:

## GROUND FLOOR CLOAK ROOM/UTILITY SPACE
5'8" x 5'7" (1.73m x 1.70m)
A really well thought out and useful space combining both a utility and ground floor cloak room; comprising close coupled WC and built in vanity unit with inset washbasin with brushed metal mixer tap and tiled splash backs; adjacent integrated storage, stackable space for washing machine and tumble dryer, traditional style column radiator and window to the side.

## GARAGE
17'4" max x 10'6" max (5.28m max x 3.20m max)
A useful space providing either secure parking, workshop or storage space; having power and light and electric roller shutter door.

Returning to the main reception a further part glazed door leads through into:

## STUDY/PLAY ROOM
13'8" x 9'6" (4.17m x 2.90m)
A well proportioned and versatile reception currently utilised as a playroom but would make excellent home office or additional snug; having continuation of the wood effect flooring, traditional style column radiator and window to the front.

RETURNING TO THE MAIN RECEPTION A FURTHER OPEN DOORWAY LEADS THROUGH INTO AN INNER LOBBY AREA WITH COLUMN RADIATOR AND TURNING STAIRCASE WITH LOW LEVEL LIGHTING RISING TO:

## FIRST FLOOR GALLERIED LANDING
Having built in storage, access to loft space above and, in turn, further oak doors leading to:

## BEDROOM 1
18'2" x 9' (5.54m x 2.74m)
A well proportioned double bedroom having walk through dressing area and ensuite facilities; the main bedroom having built in wardrobes, ducted air conditioning system and three windows to the front elevation. An open doorway and steps lead into a walk through dressing area with integrated drawer units, window to the front and a further door into:

## ENSUITE SHOWER ROOM
6'4" x 4'8" (1.93m x 1.42m)
Beautifully appointed to a high specification with a contemporary suite comprising large walk in shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, wall hung WC with concealed cistern and vanity unit with contemporary round bowl washbasin with chrome mixer tap and LED mirror above; useful alcove, chrome contemporary towel radiator and window to the side.

## BEDROOM 2
15' x 7'11" (4.57m x 2.41m)
A further well proportioned double bedroom also benefitting from ensuite facilities and affording views to the rear across adjacent fields; having ducted air conditioning system and an open doorway dropping down through a walk through dressing area and into:

## ENSUITE SHOWER ROOM
8'9" x 4'8" (2.67m x 1.42m)
Beautifully appointed with a contemporary high specification suite comprising large walk in shower enclosure with glass screen, marble effect tiled splash backs and floor, chrome shower mixer and wall mounted rainwater rose; close coupled WC and vanity unit with rectangular washbasin and wall mounted mixer tap; column radiator and window to the side.

## BEDROOM 3
12'6" x 11'6" (3.81m x 3.51m)
A well proportioned double bedroom affording views to the rear; having ducted air conditioning system and double glazed French doors with Juliet balcony.

## BEDROOM 4
11'6" x 11'5" (3.51m x 3.48m)
A further well proportioned double bedroom having chimney breast with attractive period cast iron fireplace, alcoves to the side, ducted air conditioning system and window to the front.

## BEDROOM 5/STUDY
7'11" x 7'4" (2.41m x 2.24m)
A versatile room which could provide a single bedroom but makes a perfect first floor office or dressing room; having built in wardrobes, ducted air conditioning system and window to the front.

## FAMILY BATHROOM
11'3" x 8'9" (3.43m x 2.67m)
A well proportioned space beautifully appointed having a contemporary suite comprising free standing double ended bath with wall mounted waterfall mixer tap and independent shower handset; separate shower wet area with plank effect tiled floor, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over; close coupled WC and oak vanity unit with overmounted twin washbasins with wall mounted waterfall mixer taps; tiled splash backs, shaver point, contemporary towel radiator and window overlooking the rear garden and wonderful views beyond.

## EXTERIOR
The property occupies a delightful landscaped plot set back behind a walled frontage beyond which lies a generous level of off road parking with a tarmacadam driveway with block set edging and purple slate borders and access to the garage. To the rear of the property is a landscaped garden with an initial resin and paved seating area that overlooks a central lawn

with well stocked perimeter borders with well maintained shrubs; a further gravel seating area at the foot with useful timber storage shed. The garden affords a wonderful aspect across to adjacent paddocks with far reaching views beyond.

## COUNCIL TAX BAND
Rushcliffe Borough Council - E

## TENURE
Freehold

## ADDITIONAL NOTES
We understand the property is on mains gas, drainage and water (information taken from Energy performance certificate and/or vendor).

## 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






















BOSCH







































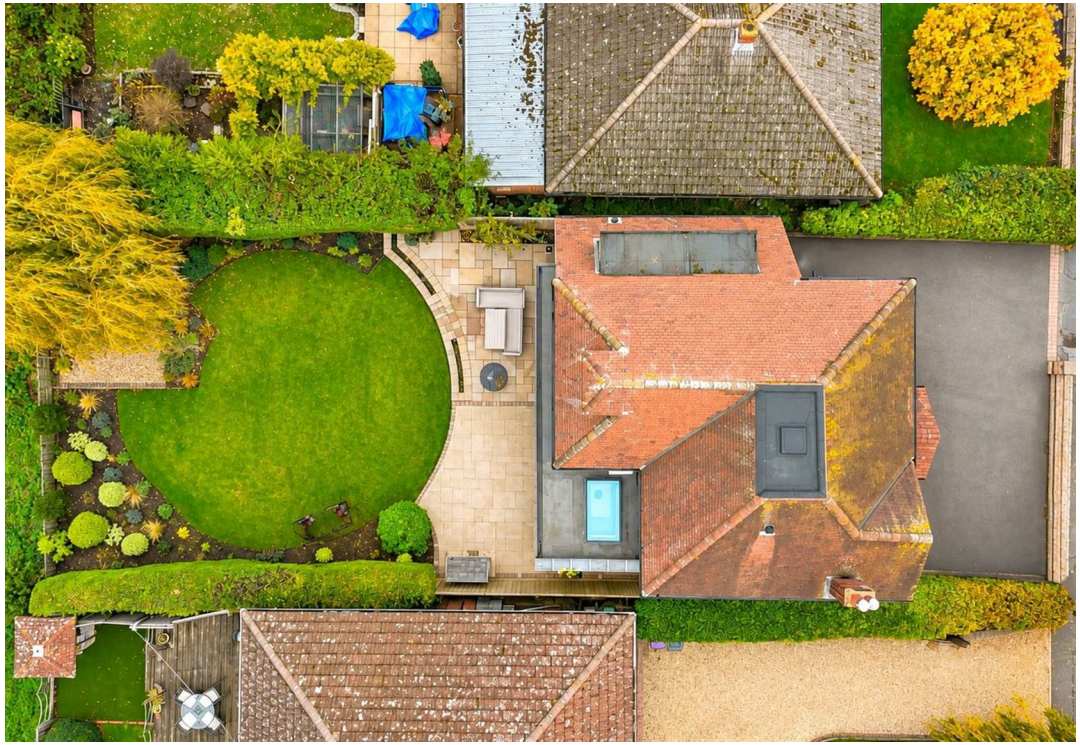


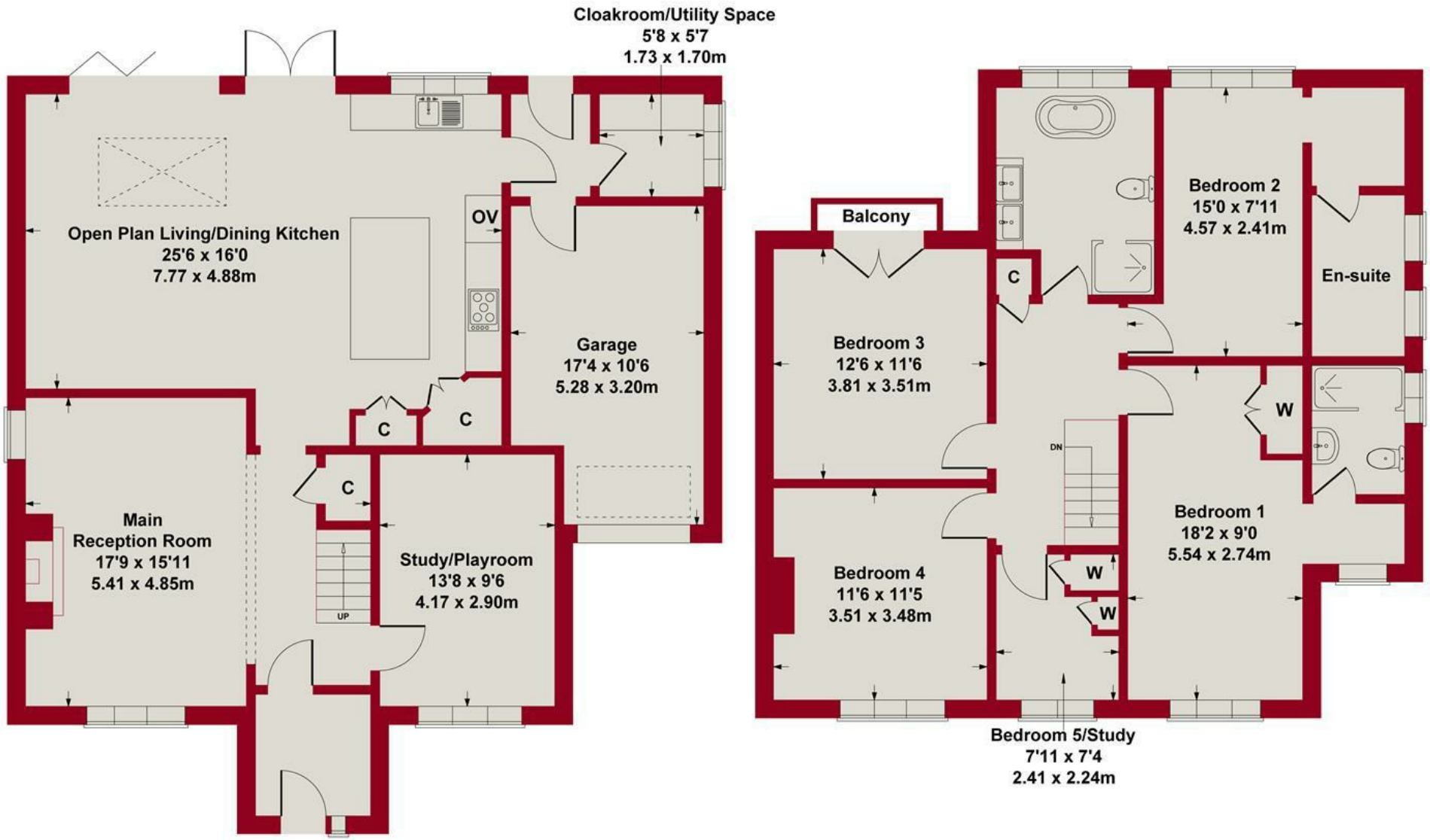













**GROUND FLOOR** **FIRST FLOOR**

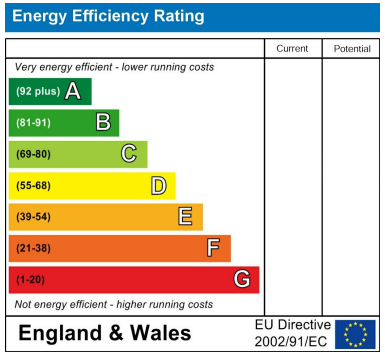
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

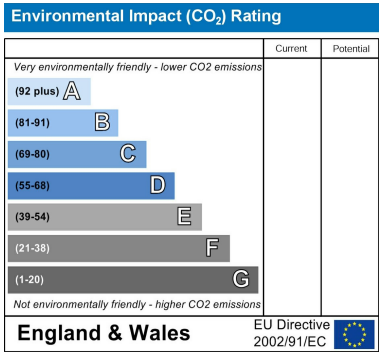
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICHARD WATKINSON PARTNERS









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The Property Ombudsman

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