



Chapel Street, Barkestone
Nottingham, NG13 0HE



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£325,000

Offered to the market is this Detached Cottage requiring some renovation. Located within the picturesque village of Bakestone-Le-Vale this hansom period property has accommodation comprising: Entrance Porch, Dining Room with Rayburn Rhapsody multi fuel stove and back boiler, opening through to the Kitchen, Living Room with feature log burning stove, Office / Family Room, Three Bedrooms, Family Bathroom, Outbuilding, Gardens and a driveway providing off street parking. EPC Rating - F. Freehold, Council Tax Band - D.

Entrance
Double glazed front door into Entrance Porch.



Entrance Porch

UPVC double glazed windows to the front and side elevations and latch and brace door to the Dining Room.

Dining Room

10'9" max x 12'9" max (3.29 max x 3.91 max)

Solid wooden flooring, Rayburn Rhapsody multi fuel stove and back boiler, UPVC double glazed window to the front elevation, beamed ceiling. latch and brace door to the Living Room and opening through to the Kitchen.

Kitchen

8'10" max x 12'7" max (2.71 max x 3.85 max)

Fitted with a good range of white base and wall mounted units with marble effect work surface over, inset ceramic sink and drainer, space and plumbing for washing machine, space for under counter appliance and space for electric cooker with extractor fan over, stairs rising to the first floor, beamed ceiling, feature stone wall and double glazed door and windows to the Rear Garden.

Living Room

12'7" x 10'11" (3.84 x 3.34)

Feature log burning stove set onto a tiled hearth with wooden mantel over, uPVC double glazed windows to the front elevation, television pint, beamed ceiling and latch and brace door to the Office / Family Room.

Office / Family Room

9'0" x 7'6" (2.75 x 2.31)

UPVC double glazed window and door to the Rear Garden, solid wooden flooring and latch and brace door to good sized storage cupboard.

Landing

Latch and brace door to the first floor accommodation, beamed ceiling and uPVC double glazed windows to the rear elevation.

Bedroom One

10'11" x 10'4" to wardrobe (3.35 x 3.16 to wardrobe)

UPVC double glazed window to the front elevation and built-in wardrobes.

Bedroom Two

11'5" x 11'10" (3.49 x 3.63)

UPVC double glazed window to the front elevation, built-in storage cupboard, decorative period style fireplace and beamed ceiling.

Bedroom Three

7'8" x 7'9" (2.36 x 2.37)

UPVC double glazed window to the rear elevation.

Family Bathroom

5'7" x 7'11" (1.71 x 2.43)

Fitted with a modern three piece white suite comprising: W.C., wash basin and panel bath with shower over and uPVC double glazed window to the rear elevation.

Outbuildings

7'8" x 24'8" (in total) (2.36 x 7.53 (in total))

Stone and pan tile outbuilding in need of renovation with wooden doors and separated into three areas.

Outside

There is a nice sized patio area ideal for entertaining and alfresco dining with steps leading up to a shaped lawn with feature pond and decorative planted borders and having access to the driveway and outbuilding to the side elevation and leading to the front.

Agents Note

This property has oil central heating. Mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:

<https://check-long-term-flood-risk.service.gov.uk/risk#>



Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

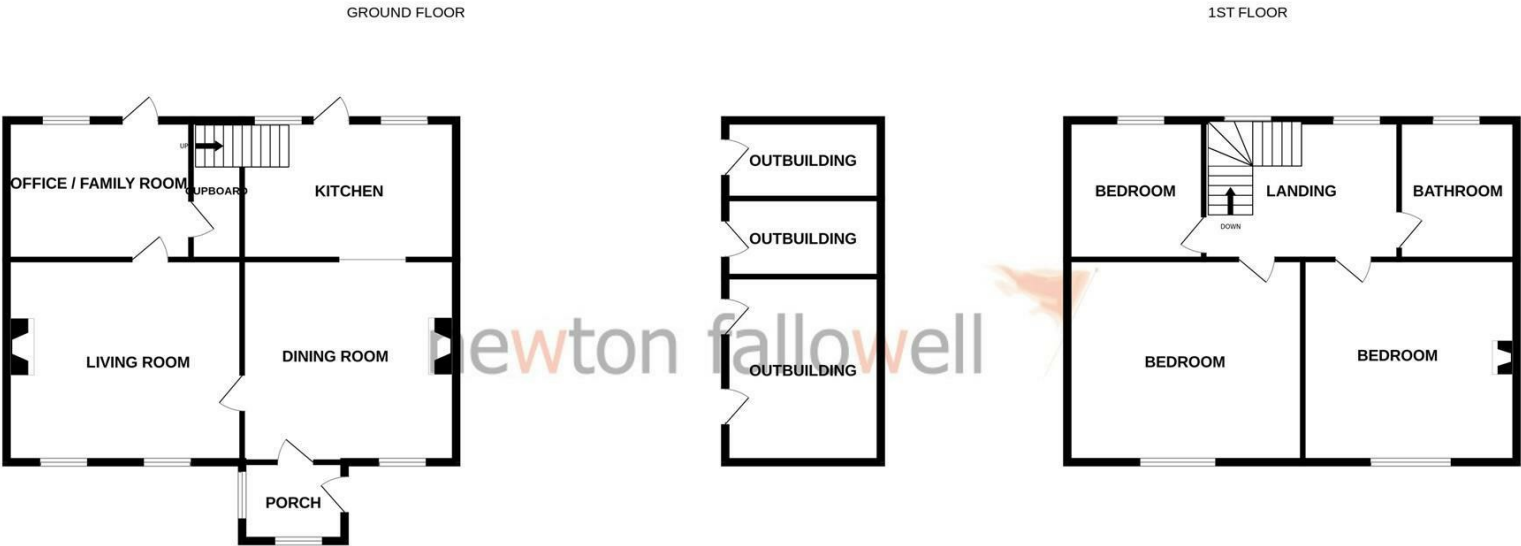
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Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	37	
(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		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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