



2 Langar Grange Cottages, Harby Lane,
Langar, NG13 9HR

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Thomas James are delighted to offer this deceptively large semi detached home to the market.

The property provides spacious accommodation arranged over two floors including an entrance hall, an open kitchen/diner, a living room, a lobby/utility area, an inner hallway, a shower room, and a playroom/third bedroom on the ground floor, with the first floor landing giving access to two double bedrooms, and a separate wc.

Benefiting from gas central heating and UPVC double glazing, the property has generous size gardens to the side and rear, plus a driveway providing off road parking at the front.

Enjoying a rural location, the property occupies a large plot with views of open countryside. Potential to extend the property exists, subject to gaining the required planning and consent.

The picturesque Vale of Belvoir village of Langar boasts an excellent primary school, a church and fabulous country pub, along with the Langar Hall estate, and lies within easy reach of neighbouring villages, and of main road routes giving access to Nottingham and Leicester.

Viewing is recommended.

Guide Price £350,000





Directions

Harby Lane can be located between Colston Lane and Colston Road, Langar.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Hall

Radiator, ceiling light point, doors into the living room, the kitchen/diner and the inner hallway.

Kitchen/Diner

Fitted with a range of wall, drawer and base units in cream, a wine rack, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit with a mixer tap over, integrated appliances include a dishwasher, a fridge/freezer, a double electric oven, and a gas hob with a stainless steel extractor hood over. Island with breakfast bar.

UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side elevation, four ceiling light points, tiling to the floor (in the kitchen area), two radiators.

Living Room

A dual aspect room with UPVC double glazed windows to the front and rear elevations, beams to the ceiling, gas fire set on a tiled hearth with a wooden surround, two ceiling light points, two radiators, telephone connection point, under stairs storage cupboard, door to the stairs which rise to the first floor, and door to the:-

Lobby/Utility Area

UPVC double glazed window to the rear elevation, large store cupboard, power and lighting connected, UPVC door opening to the rear.

UTILITY AREA with a UPVC double glazed window to the side elevation, sink, space and plumbing for a washing machine, tiled flooring, and consumer unit.

Inner Hallway

UPVC double glazed window to the side elevation, store cupboard, ceiling light point, doors to the playroom/third bedroom, and the shower room.

Shower Room

Fully tiled and fitted with a shower enclosure with an electric shower, a pedestal wash hand basin, and a low flush wc.

Opaque UPVC double glazed window to the side elevation, extractor fan, radiator, ceiling light point.

Playroom / Third Bedroom

UPVC double glazed window to the rear elevation, radiator, ceiling light point, and UPVC double glazed sliding patio doors opening to the side garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, doors into two bedrooms and the separate wc.

Separate WC

Fitted with a low flush wc, and a pedestal wash hand basin.

Tiling to the splash backs, extractor fan, radiator, ceiling light point.

Bedroom One

UPVC double glazed window to the front elevation with views over the local countryside, large over stairs store cupboard, loft access hatch, radiator, ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation with views over the garden and the fields beyond, wardrobe, airing cupboard housing the hot water cylinder, radiator, ceiling light point.

OUTSIDE

The farmers style timber gate, and a further pedestrian gate at the front of the property give access to the hedged and fenced garden and driveway. The driveway provides off road parking for a number of vehicles, and a pathway leads to the entrance door.

At the side, there is a patio seating area, and a pathway leading around the property.

The rear gardens are laid mainly to lawn, with established trees and mature shrubs. Backing directly onto countryside at the rear, the garden has timber fenced and hedged boundaries.

NOTE - Gas & Water

Interested parties should note that the property is not connected to mains gas, or sewerage.

A Calor gas cylinder is housed in the rear garden, along with a septic tank.

For further information regarding these utilities, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,250.36.

Referral Arrangement Note

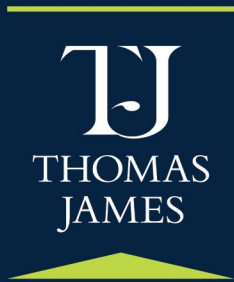
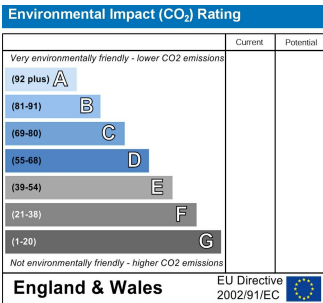
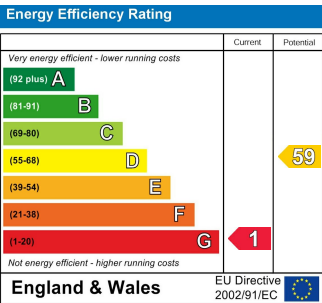
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