



Smiths  
your property experts



# Vale View

Langar Road, Barnstone

- Modern detached home built to a high specification
- Stunning views across open countryside
- Ground extending to approximately 0.65 acres
- Four reception rooms, including a kitchen/diner
- Underfloor heating throughout the ground floor
- Three double bedrooms and two bathrooms
- Option to create a fourth large double bedroom
- Set back from the road behind a private gated driveway

## General Description

Smiths Property Experts present to the market an exceptional opportunity to acquire this modern home constructed around 2012 to a high specification with stunning views across open countryside. The property is set in grounds extending to approximately 0.65 acres in the beautiful Vale of Belvoir.

## The Location

Barnstone is a lovely rural village surrounded by stunning countryside. The village of Langar, just one mile away, offers a variety of amenities, including a highly regarded public house and a primary school. Located 4.5 miles to the west is the town of Bingham, which boasts a range of facilities, such as various shops, a doctor's surgery, dentists, a leisure centre, and a railway station providing direct access to Nottingham city centre and Grantham. The village is ideally situated for commuters, with convenient access to the A46, A52, A1, and M1 road networks.











## The Property

Built around 2012, this modern property features gas central heating via a bulk Calor gas tank and underfloor heating to the ground floor, and UPVC double glazing throughout. The living space is expansive, with an impressive floor area of approximately 2,300 square feet. In brief, expect to find a reception hall with an Iroko staircase rising to a galleried landing.

There are four reception rooms, including a kitchen/diner, a snug/dining room, a large sitting room with a feature fireplace, and a garden room leading out onto a decked terrace. Upstairs are three large bedrooms and a family bathroom. Of note is the principal suite with a dressing area and en-suite bathroom.

There is an option to create a fourth large double bedroom with ease. Currently, the house benefits from a 200 square foot galleried landing that would simply be divided with the construction of a stud partition wall.

## The Outside

The property is set back from the road behind a private gated driveway and with expansive and flat grounds designed to take in the spectacular views out across open countryside. There is a large parking area, with a slab already laid for the construction of a detached double garage to the right-hand side of the main house.











## Distances

Melton Mowbray 12 miles, Nottingham 13 miles, Loughborough 20 miles, and Leicester 26 miles. Grantham Train Station (trains to London from 1h 2m), and East Midlands Airport 26 miles (distances and timings are approximate).

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

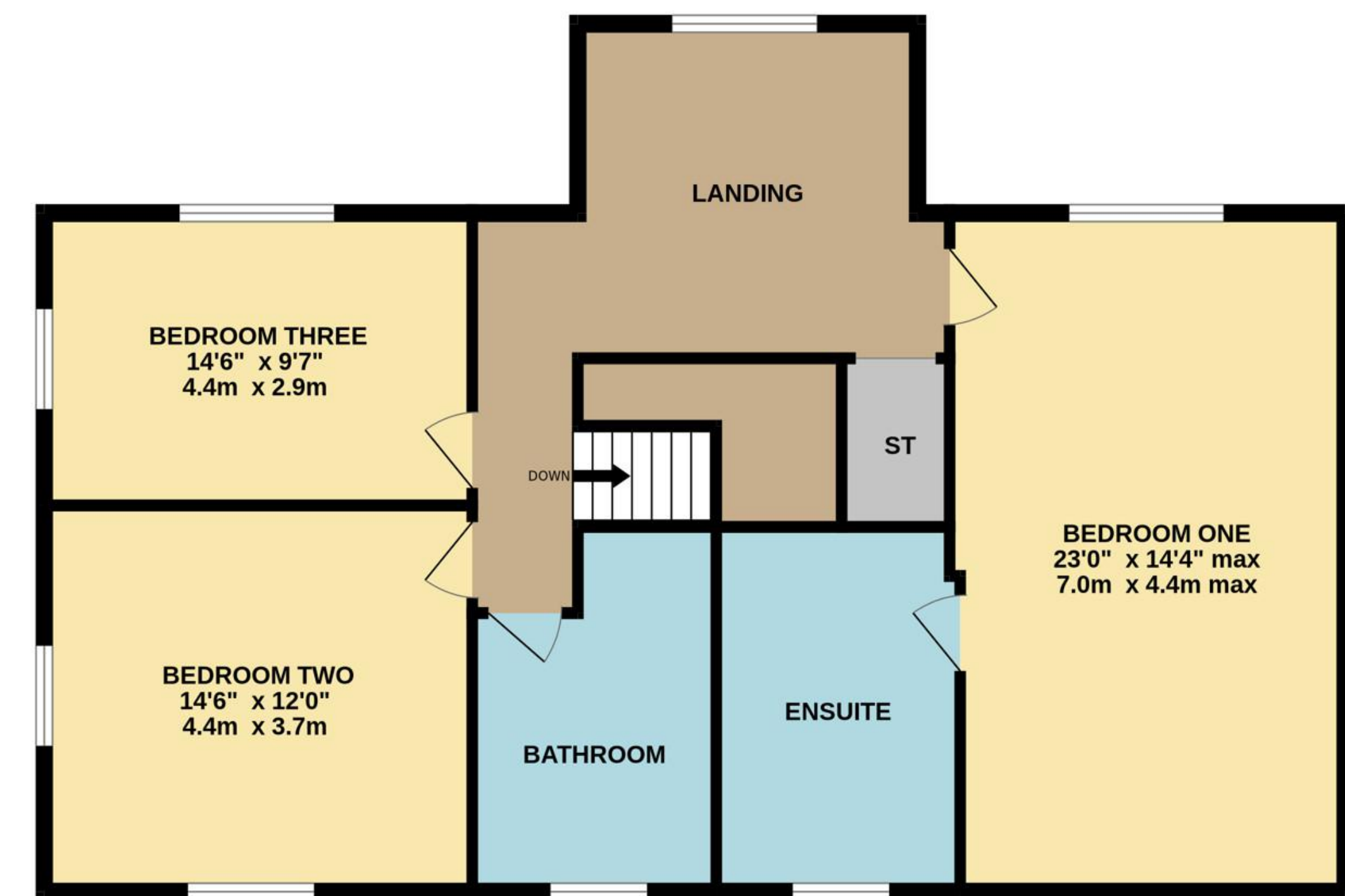
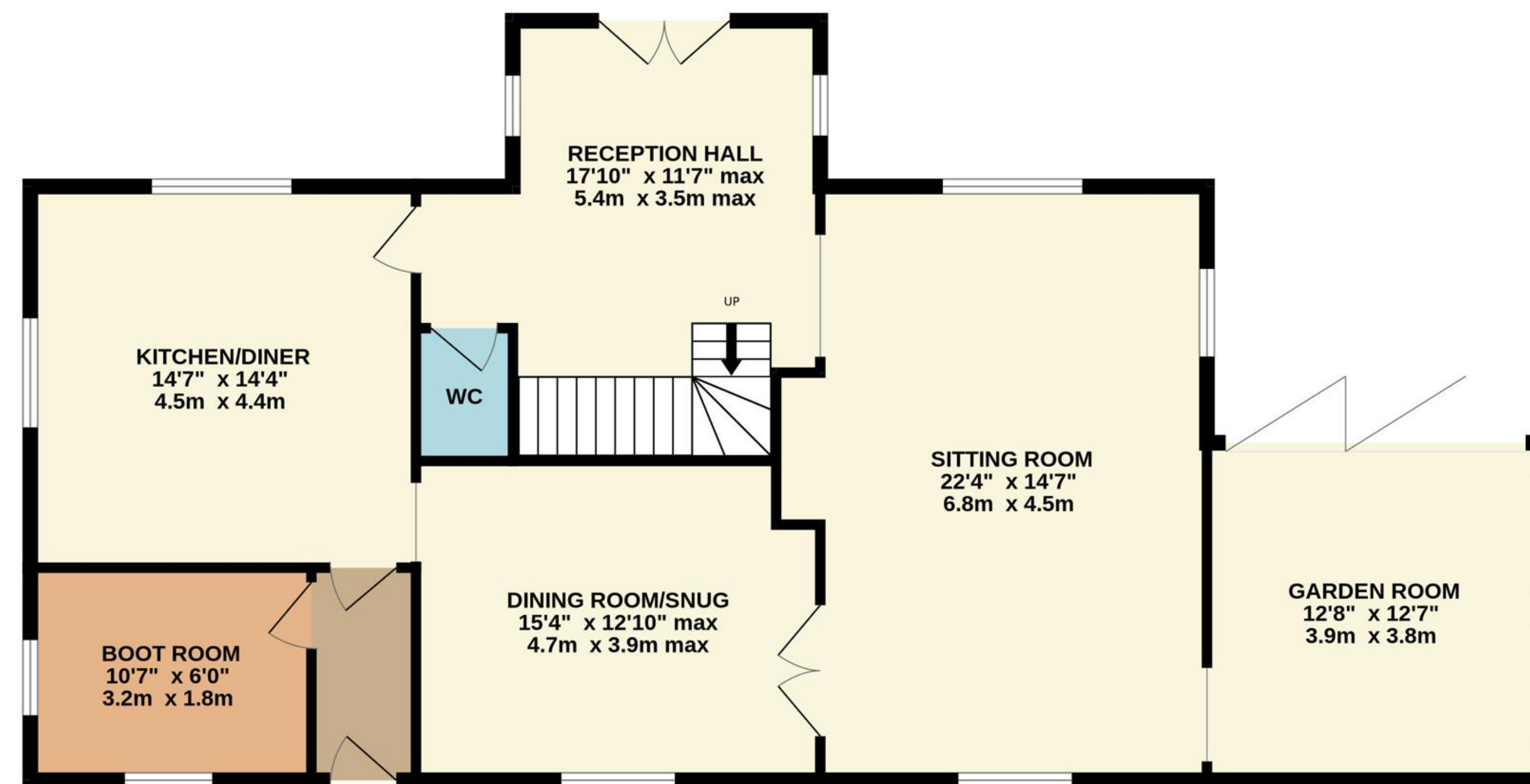
Local Authority: Rushcliffe Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 2283 sq.ft. (212.1 sq.m.) approx.

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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