



**11 Rutland Road, Bingham,  
Nottinghamshire, NG13 8DT**

**£475,000**  
Tel: 01949 836678

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Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a well proportioned, extended, detached family orientated home occupying a pleasant position within this popular, established development located within easy walking distance of the heart of this well served and well regarded market town.

The property offers around 1,600sq.ft. of internal accommodation that has been both extended and thoughtfully modernised throughout creating a versatile layout which, in the main, would probably appeal to families making use of the local schools.

The accommodation comprises three main reception rooms leading off a spacious initial entrance hall and porch having a good level of integrated storage, a tastefully appointed contemporary kitchen with integrated appliances and useful utility and ground floor cloak room off, the main reception offering both living and dining space with a dual aspect, attractive fireplace and the third reception being ideal as a home office, children's play room or additional snug. To the first floor there are four bedrooms as a well as a modernised shower and separate bathroom. The property also benefits from UPVC double glazing, recently upgraded Worcester Bosch gas central heating boiler, contemporary internal doors and relatively neutral decoration.

As well as the accommodation on offer the property occupies a pleasant plot which benefits from a westerly rear aspect, having ample off road parking to the front, an attached garage, electric car charging and an enclosed garden at the rear.

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

### **BINGHAM**

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

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

### **INITIAL ENCLOSED STORM PORCH**

7'7" max into cupboard x 5'10" (2.31m max into cupboard x 1.78m)



A well proportioned initial enclosed porch having a good level of storage with built in cloaks cupboard with hanging rail and storage shelf over and attractive engineered oak double doors, tiled floor and inset downlighters to the ceiling.

A further UPVC double glazed door leads through into:

### **MAIN ENTRANCE HALL**

16' x 6'2" (4.88m x 1.88m)



Having staircase rising to the first floor landing and under stairs cupboard beneath and contemporary column radiator.

Further oak internal doors leading to:

### OFFICE/PLAY ROOM

13'10" x 7'9" (4.22m x 2.36m)



A versatile reception space that would be ideal as a home office, particularly for today's way of working, or alternatively would make a good play room or snug, the room having central heating radiator, coved ceiling and double glazed window to the front elevation.

### DINING ROOM

12' x 11'10" (3.66m x 3.61m)



A versatile reception ideal as formal dining lying adjacent to the kitchen and having a large open doorway leading through into the sitting room which, combined, offers over 300sq.ft. of floor area. The initial dining area having coved ceiling, central heating radiator, double glazed window and single French door leading into the garden.

A large open archway leads through into:



### SITTING ROOM

13'5" max x 13'2" (4.09m max x 4.01m)



A further well proportioned, light and airy reception having a large double glazed picture window to the front, an attractive Minton style polished stone fire surround, mantle and hearth with inset gas flame coal effect fire, coved ceiling and central heating radiator.

RETURNING TO THE MAIN ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

## BREAKFAST KITCHEN

15' x 10'3" max (4.57m x 3.12m max)



A well proportioned space large enough to accommodate a breakfast or dining table, having been tastefully modernised with a generous range of contemporary glass fronted wall, base and drawer units with brush metal fittings creating an excellent level of storage and having two runs of square edged laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome swan neck mixer tap and separate filter tap, integrated appliances including Neff fan assisted double oven, Neff microwave, five ring gas hob with central wok burner and stainless steel chimney hood over and under counter dishwasher, central heating radiator, tiled floor, inset downlighters to the ceiling and double glazed window overlooking the rear garden.

A glazed door gives access through into:



## UTILITY ROOM

6'3" x 5'3" (1.91m x 1.60m)



Having plumbing for washing machine, central heating radiator, coved ceiling, double glazed window to the side and double glazed exterior door into the garden.

A further door leads through into:

## GROUND FLOOR CLOAK ROOM

5'8" x 2'3" (1.73m x 0.69m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome taps and tiled splash backs, tiled floor, central heating radiator and double glazed window.

RETURNING TO THE KITCHEN A OPEN DOORWAY LEADS THROUGH INTO:

## SIDE ENTRANCE HALL

7'7" max into alcove x 4'7" min (2.31m max into alcove x 1.40m min)

Having large built in cupboard with alcove to the side ideal for a free standing appliance, tiled floor and double glazed courtesy door giving access into the garage.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

## FIRST FLOOR LANDING



Having coved ceiling, access loft space above and built in airing cupboard which houses the Megaflo pressurised hot water system.

Further oak internal doors leading to:

## BEDROOM 1

10'4" min x 12'10" (3.15m min x 3.91m)



A well proportioned double bedroom having aspect to the

front with central heating radiator, coved ceiling and double glazed window.

## BEDROOM 2

12'5" x 12'2" max into wardrobes (3.78m x 3.71m max into wardrobes)



A further double bedroom having aspect into the rear garden with a run of built in full height wardrobes with mirrored door fronts, hanging rails and storage shelves, coved ceiling, central heating radiator and double glazed window.

### BEDROOM 3

14'9" x 7'8" (4.50m x 2.34m)



Currently utilised as a secondary dressing room but is a further potential double bedroom having fitted wardrobes, central heating radiator, coved ceiling and double glazed window.

### BEDROOM 4

8'9" x 8'6" (2.67m x 2.59m)

Having aspect to the front with over stairs storage cupboard, central heating radiator and double glazed window.

### SHOWER ROOM

8' x 5'5" (2.44m x 1.65m)



Tastefully appointed having been modernised with a contemporary suite comprising large walk in shower enclosure with low level tray, glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin, contemporary column radiator, fully tiled wall with a mosaic border inlay, inset downlighters to the ceiling and two double glazed windows to the rear.

### SEPARATE BATH/SHOWER ROOM

10'3" x 6'5" max (3.12m x 1.96m max)



A further well proportioned, light and airy room having been tastefully modernised with a suite comprising tiled panelled double ended bath with chrome centrally mounted mixer tap, separate shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC with concealed cistern, vanity unit with inset washbasin and chrome mixer tap, fully tiled walls with mosaic border inlay, contemporary towel radiator, inset downlighters to the ceiling and double glazed windows to both side and rear elevations.

## EXTERIOR



The property occupies a pleasant position with ease of access into the centre of the town, set back behind a walled frontage with open block set driveway providing a good level of off road parking which in turn leads to the attached garage. The remainder of the garden is laid to lawn having borders well stocked with established shrubs. A gate gives access into an enclosed rear garden bordered by panelled feather edge board fencing and benefitting from a westerly aspect with pleasant views across to the church steeple. The garden has been landscaped to provide a good level of seating with large paved terraces, central lawn, stone edged borders with a variety of established shrubs and a useful timber summer house.



### **GARAGE**

Having electric sectional door, power and light, double glazed window and courtesy door into the rear garden.

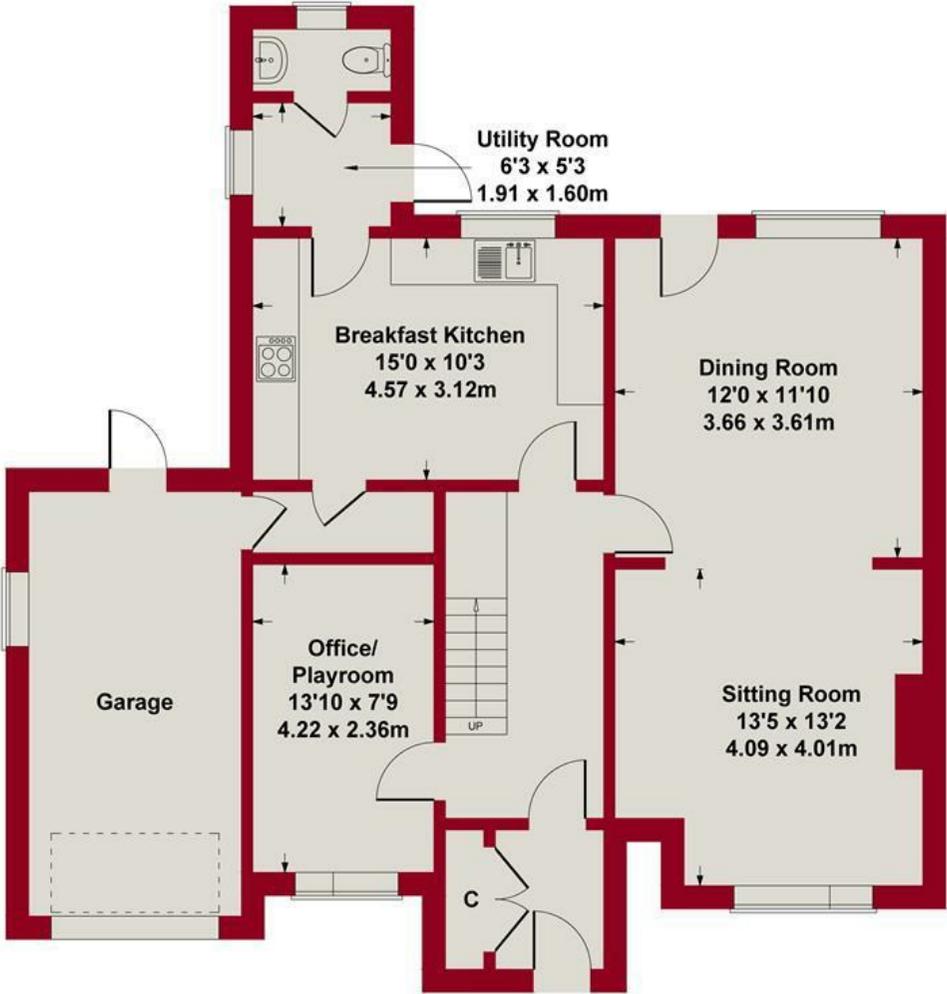
### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band D

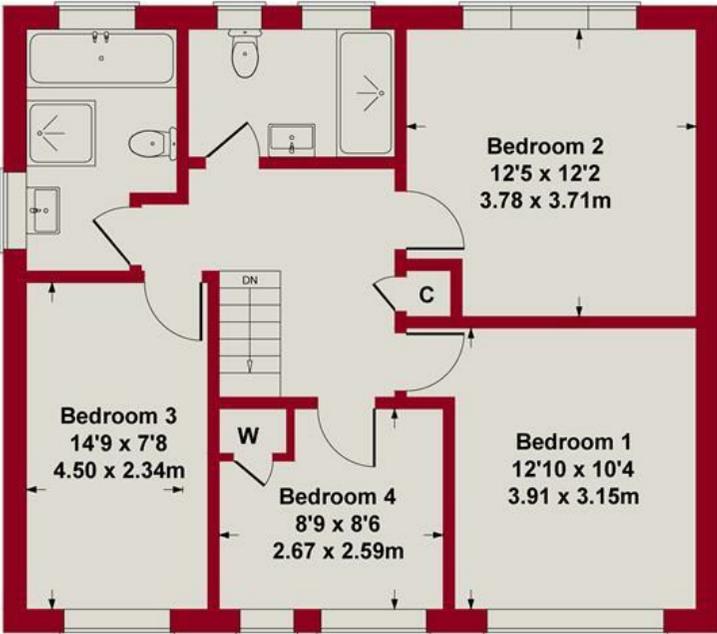
### **TENURE**

Freehold

Approximate Gross Internal Area  
1722 sq ft - 160 sq m



GROUND FLOOR



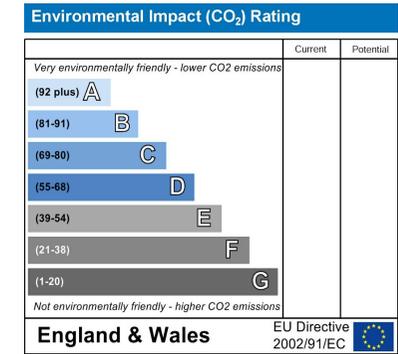
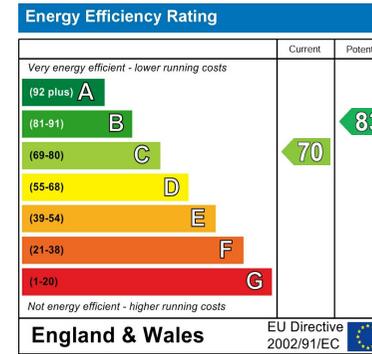
FIRST FLOOR

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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