



**3 Butt Road, Bingham, Nottinghamshire,  
NG13 8EB**

**No Chain £365,000**  
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 **RICHARD  
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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this detached traditionally constructed bungalow occupying a pleasant corner plot in this popular area of Bingham, positioned within easy reach of a wealth of local amenities.

Over the years the property has seen a significant level of improvements most noticeable the addition of a substantial, brick built, tandem length garage which has allowed for the creation of an additional reception room and large utility in the original garage. In addition to this the property has been tastefully modernised over recent years with contemporary dining kitchen and upgraded shower room as well as benefitting from UPVC double glazing, gas central heating and neutral decoration throughout.

In total the accommodation extends to just in excess of 900sq.ft. plus it's attached garage and comprises initial well proportioned entrance hall with attractive stripped wood flooring and contemporary engineered oak doors leading to a spacious light and airy sitting room with feature fireplace, breakfast kitchen and two double bedrooms, both with fitted furniture, the main of which gives access into a further reception room which has been utilised as a home office and adjacent utility. This area could potentially be combined to create a second sitting room or large master suite with ensuite facilities and dressing room subject to any necessary consents. Leading off the main hallway is a contemporary shower room.

As well as the accommodation on offer the property occupies a pleasant landscaped corner plot with a generous frontage and two driveways providing ample off road parking, a substantial attached garage and gardens to both side elevations including a low maintenance garden to the east and, on the westerly side, a lawned garden with established, well stocked borders.

In addition the property is offered to the market with no upward chain and 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.

AN ARCHED CANOPIED STORM PORCH LEADS THROUGH TO THE MAIN ENTRANCE DOOR AND IN TURN INTO:

### ENTRANCE HALL

16'3" x 5'5" (7'2" max) (4.95m x 1.65m (2.18m max))



A well proportioned L shaped entrance hall having the original attractive stripped wood flooring, coved ceiling, central heating radiator and leaded glazed light through into the sitting room.

Further contemporary engineered oak doors leading through into:

### SITTING ROOM

16' x 12'2" (4.88m x 3.71m)



A well proportioned, light and airy reception benefitting from large double glazed picture window to the front, focal point to the room being attractive period style fire surround and mantle with tiled back and stone hearth, coved ceiling and central heating radiator.



## DINING KITCHEN

14' x 9'3" (4.27m x 2.82m)



A well proportioned room large enough to accommodate a small dining or breakfast table, the kitchen having been modernised with a tasteful range of Howdens contemporary wall, base and drawer units with glass fronted display cabinet and brush metal fittings, butcher's block effect laminate preparation surfaces, inset sink and drain unit with brushed metal mixer tap, space for free standing gas or electric cooker, integrated fridge and freezer, built in bench seat providing useful storage beneath, additional pantry unit which also houses electric consumer unit, double glazed windows to both side and rear elevations and external door.



## SHOWER ROOM

7'3" x 5'9" (2.21m x 1.75m)



Appointed with a contemporary suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, vanity unit providing a good level of storage and encompassing WC with concealed cistern, vanity surface over and inset washbasin with chrome mixer tap, contemporary towel radiator, wall mounted shaver point and double glazed window to the rear.

## BEDROOM 2

12'7" x 11' (3.84m x 3.35m)



A well proportioned double bedroom having aspect to the rear with built in full height wardrobes, central heating radiator and double glazed window.

## BEDROOM 1

12'8" x 12'3" into bay (3.86m x 3.73m into bay)



A further well proportioned double bedroom which also gives access into a further room currently being utilised as

a study but would make an ideal dressing room and with the adjacent utility this area of the property could be converted into a full master suite with ensuite facilities if required. The bedroom having full height built in wardrobes, central heating radiator and double glazed window.

A further door leads through into:



### STUDY/DRESSING ROOM

9'8" x 8'6" (2.95m x 2.59m)



A versatile room currently utilised as a home office but could provide an excellent second sitting room, dressing room or even conversion into ensuite facilities subject to necessary consents, the room having central heating radiator and double glazed window to the front.

A further door leads through into:

### UTILITY ROOM

13'6" x 8'2" (4.11m x 2.49m)



A well proportioned space appointed with an excellent range of storage having built in wall and base units with contemporary gloss white door fronts and brushed metal fittings, two runs of laminate preparation surfaces, plumbing for washing machine, space for tumble dryer, room for further free standing appliances, wall mounted Worcester Bosch gas central heating boiler, central heating radiator and double glazed window to the rear.

A further courtesy door gives access into:

### GARAGE

25'8" x 11'2" (12'2" max) (7.82m x 3.40m (3.71m max))

A well proportioned tandem length garage having electric up and over sectional door, power and light, useful storage in the eaves above, twin inspection pits, double glazed window and exterior door to the side.

## EXTERIOR



The property occupies a pleasant and deceptive corner plot having gardens to three sides, set back behind an established hedge frontage with two block set driveways providing an excellent level of off road parking, the drive on the westerly side leading to the attached garage. Situated to the westerly side of the garage is a pleasant, enclosed garden mainly laid to lawn with perimeter borders well stocked with a range of trees and shrubs. To the easterly side is a further enclosed, Indian sandstone paved terrace with timber pergola that provides a low maintenance seating area which links back into the kitchen.

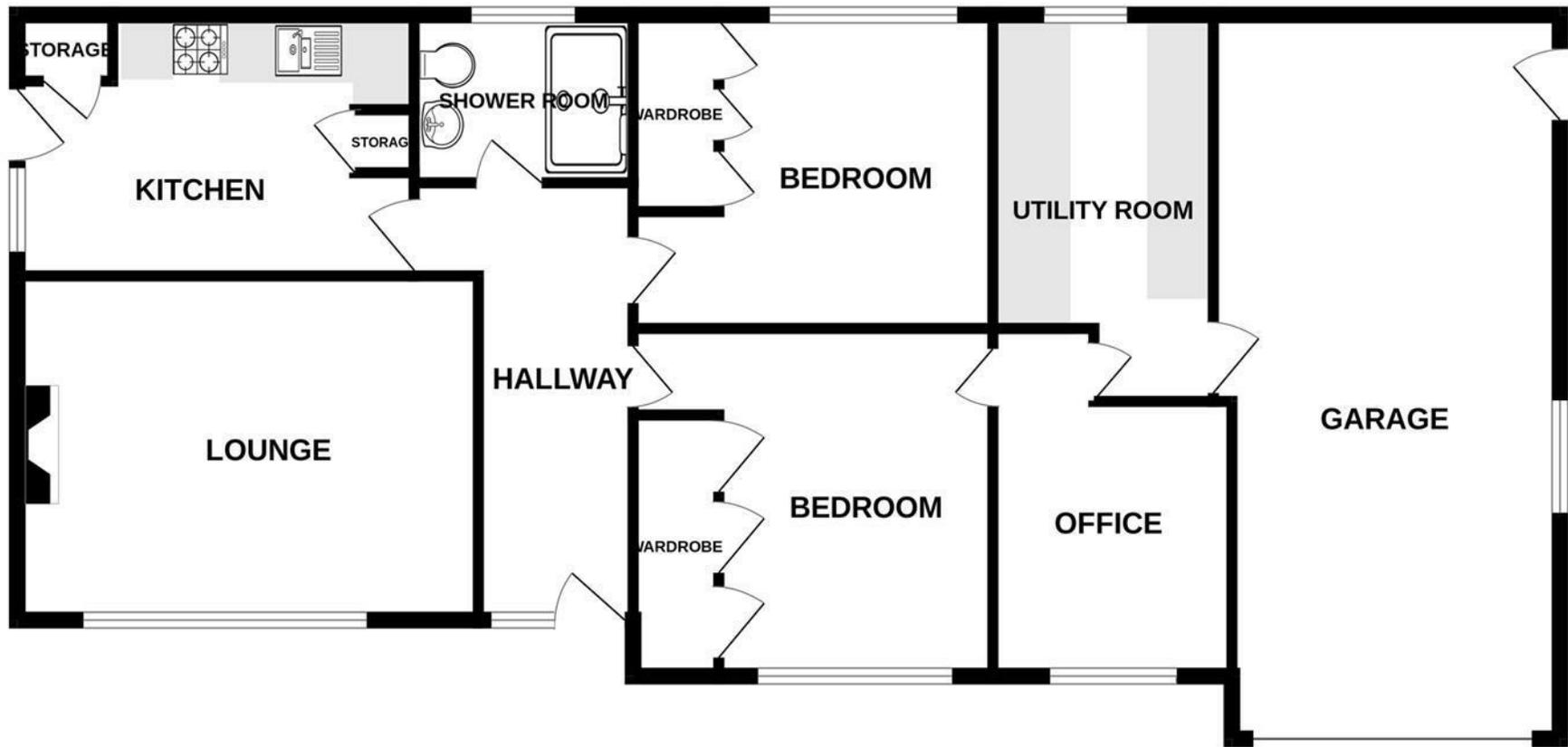


### COUNCIL TAX BAND

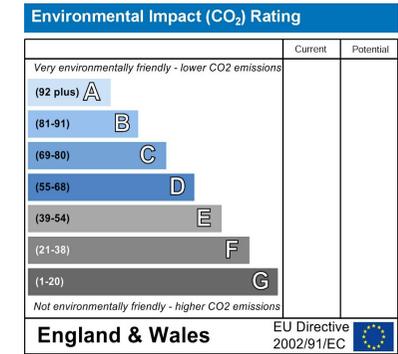
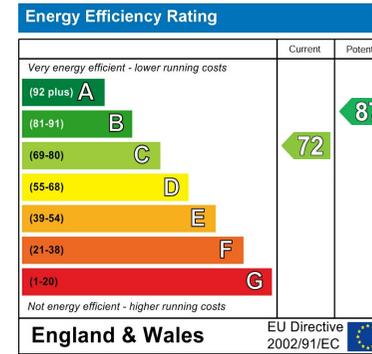
Rushcliffe Borough Council - Band C

### TENURE

Freehold



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