



**42 Abbey Road, Bingham, Nottinghamshire,  
NG13 8ED**

**£365,000**  
Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



We have pleasure in offering to the market this tastefully presented and extended traditional detached home positioned within this popular area of the town, close to Carnarvon School and occupying a favourable position with a southerly outlook to the rear onto adjacent paddocks.

Internally the property offers a versatile level of accommodation, lying in excess of 1,100 sq ft and benefitting from a single storey extension to the rear and has been tastefully modernised throughout with contemporary fixtures and fitting. The property benefits from UPVC double glazing and gas central heating.

The accommodation comprises of an initial entrance hall leading through into the main sitting room which is flooded with light, opening out into a fantastic L-shaped open plan living/dining kitchen with a southerly aspect into the rear garden offering an initial fitted kitchen with a generous range of modern units and integrated appliances, opening out into a dining area and garden room. To the first floor are three bedrooms, and contemporary bathroom.

As well as the internal accommodation, the property occupies a pleasant plot with ample off road parking to the front, gated driveway which leads to a detached brick built garage, and south facing rear garden.

The property also has planning approval granted in January 2024 to provide a two storey extension, significantly increasing the square footage and providing an additional bedroom with ensuite facilities to the first floor, and to the ground floor a larger open plan living kitchen with utility and ground floor cloakroom, and the addition of a porch. Further details can be found on Rushcliffe Borough Councils Planning portal under reference 23/02125/FUL.

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.

COMPOSITE WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL;

### ENTRANCE HALL

15'6 x 6'7 (4.72m x 2.01m)



A pleasant initial entrance vestibule with attractive contemporary glass balustrade staircase rising to the first floor landing, under stairs storage cupboard, Travertine style tiled floor, contemporary column radiator, double glazed window.

Further doors leading to;

### SITTING ROOM

19'3 x 12'7 (5.87m x 3.84m)



A well proportioned reception which links through into the dining area of the kitchen, which combined creates an excellent living/entertaining space. Focal point of the room is the exposed brick fireplace with slate hearth, inset solid fuel stove with oak mantle over, contemporary column radiator. The room is flooded with light from a large double glazed picture window to the front, having contemporary column radiator.

An open doorway leads through into an open plan L-shaped;

## LIVING/DINING KITCHEN

19'2 max x 19'11 into garden room (5.84m max x 6.07m into garden room)



This initial dining area offers inset downlighters to the ceiling, wood effect laminate flooring, column radiator.

Open plan to the;

## KITCHEN



Fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings, U-shape configuration of granite work surfaces including a breakfast bar providing informal dining, undermounted sink unit with brushed metal swan neck mixer tap, integrated appliances including four ring gas hob with chimney hood over, single oven, dishwasher, washing machine, space for free-standing fridge freezer, under stairs pantry, attractive wood effect tiled floor, inset downlighters to the ceiling, double glazed window.

FROM THE DINING AREA, AN OPEN DOORWAY LEADS THROUGH INTO THE;

## GARDEN ROOM

11'5 x 9'0 (3.48m x 2.74m)



A useful addition to the property providing further versatile reception space, and benefitting from a southerly aspect, having French doors leading out into the rear garden, windows to two elevations, integral bench seating and storage, vertically mounted column radiator.

RETURNING TO THE MAIN ENTRANCE HALL, A STAIRCASE RISES TO THE;



## FIRST FLOOR LANDING



Having built-in airing cupboard which also houses the gas central heating boiler, access to loft space above, double glazed window to the side.

Further doors leading to;

## BEDROOM 1

13'2 x 11'0 (4.01m x 3.35m)



A double bedroom with aspect to the front, column radiator, double glazed window.

## BEDROOM 2

12'6 x 9'11 (3.81m x 3.02m)



A further double bedroom having fantastic aspect to the rear, column radiator, double glazed window.

## BEDROOM 3

8'10 x 7'9 (2.69m x 2.36m)



Ideal as a child's single bedroom, or first floor office, having over stairs storage cupboard, central heating radiator, double glazed window.

## BATHROOM

9'7 x 5'6 (2.92m x 1.68m)



Having a modern suite comprising of P-shaped shower bath with curved glass screen, chrome mixer tap, wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC, vanity unit with wash basin and chrome mixer tap, contemporary towel radiator, two double glazed windows to the rear.



## EXTERIOR



The property is set back from the road behind a hedged frontage behind which lies a generous blockset driveway providing off road car standing for numerous vehicles, established borders and enclosed to the side by feather edge board fencing. The driveway continues to the side of the property and in turn to the rear where there is a detached brick built garage.

### GARAGE

16'8" x 8'2" (5.1 x 2.5 )

Having double timber doors and window

### BRICK BUILT STORE

2'9" x 8'2" (0.86 x 2.5)

Useful storage, having timber courtesy door.

## REAR GARDEN



Benefitting from a southerly aspect, mainly laid to lawn and with established borders, having an initial seating area leading off the garden room, and further paved terrace at the foot.



## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band C

## TENURE

Freehold

## PLANNING APPROVAL

Further details can be found on Rushcliffe Borough Councils Planning portal under reference 23/02125/FUL

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

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

Broadband & Mobile coverage:-

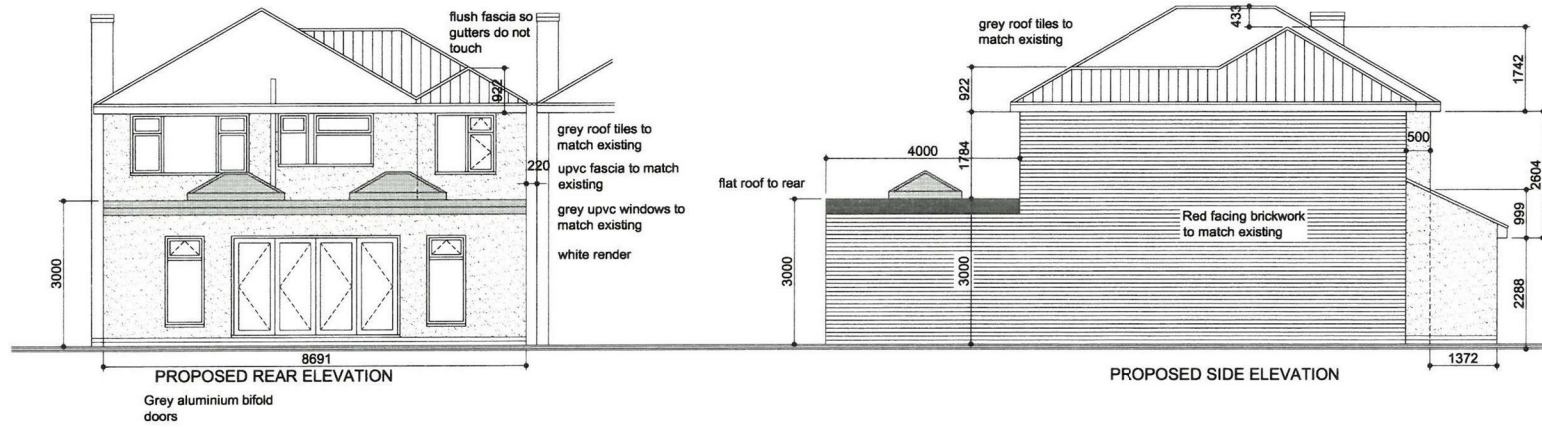
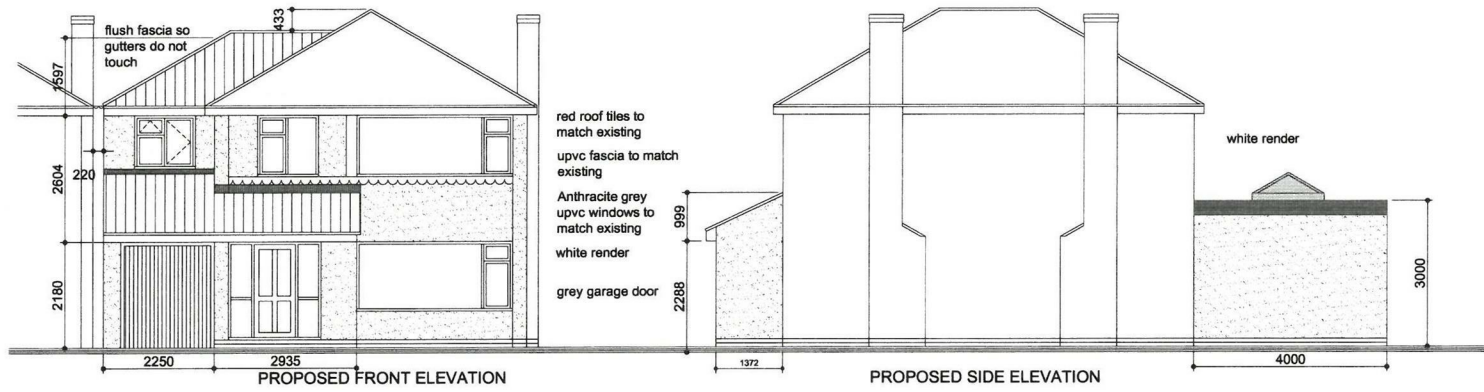
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

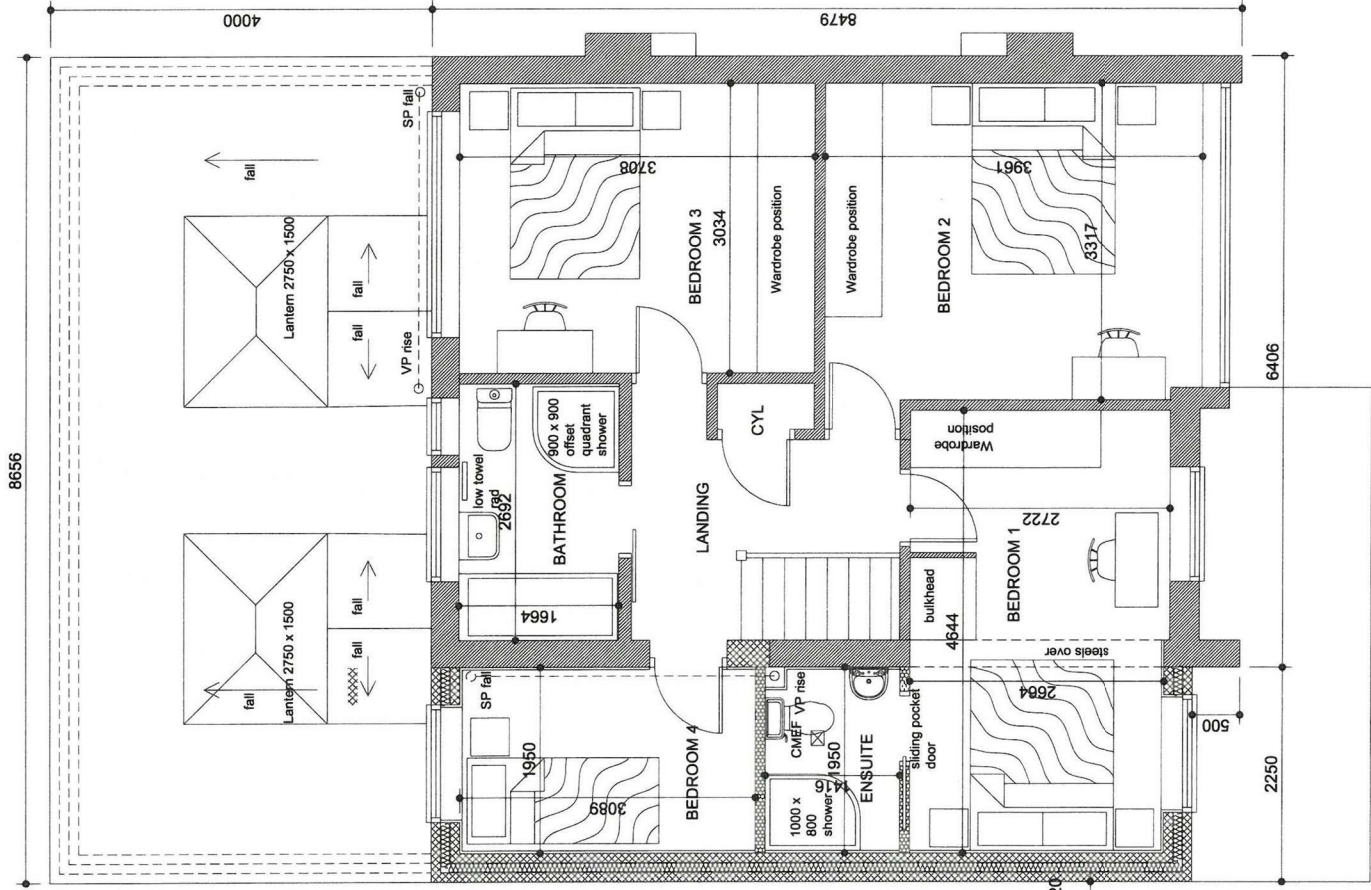
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

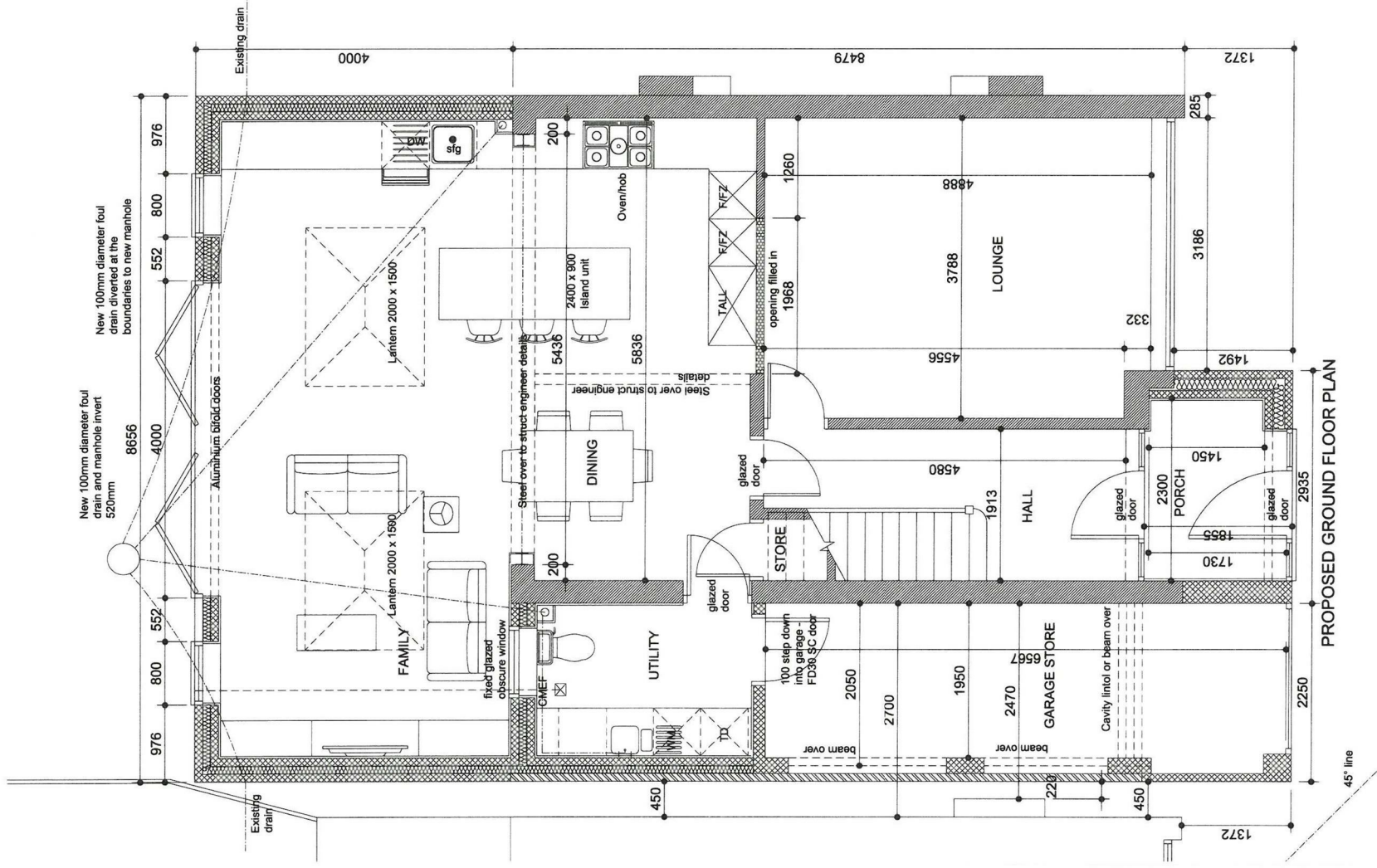
<https://www.gov.uk/search-register-planning-decisions>





PROPOSED FIRST FLOOR PLAN





PROPOSED GROUND FLOOR PLAN



Approximate Gross Internal Area  
1345 sq ft - 125 sq m



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.

Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	81
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Surveyors, Estate Agents, Valuers, Auctioneers