



**72 Nightingale Way, Bingham,
Nottinghamshire, NG13 8QP**

No Chain £235,000

Tel: 01949 836678

 **RICHARD
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to purchase a relatively modern, semi detached home in this popular, established development within easy reach of local amenities.

The property occupies accommodation approaching 650 sq.ft. comprising initial entrance hall leading through into a well proportioned sitting room and, in turn, a full width dining kitchen at the rear with access into the garden and, to the first floor, two double bedrooms and a bathroom.

The property benefits from UPVC double glazing and updated Worcester Bosch boiler and is offered to the market with no upward chain. The property would be ideal for a single person or professional couples, potentially small families but also those downsizing from larger dwellings seeking a well placed home within easy reach of the heart of the town.

The property occupies a pleasant plot with off road parking and single garage to the front and, to the rear, there is an enclosed south to westerly facing garden which links back into the dining area of the kitchen.

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.

AN ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

4'10" x 3'11" (1.47m x 1.19m)



Having central heating radiator, staircase rising to the first floor landing and a further door leading through into:

SITTING ROOM

14'4" x 9'9" (12'10" max into alcove) (4.37m x 2.97m (3.91m max into alcove))



A well proportioned reception having aspect to the front with useful under stairs storage cupboard and alcove, two

central heating radiators and a double glazed window.

A pair of glazed doors lead through into:



OPEN PLAN BREAKFAST KITCHEN

12'10" x 9'1" (3.91m x 2.77m)



Having an initial breakfast/dining area with double glazed French doors leading into the rear garden, the kitchen area fitted with a range of wall, base and drawer units and

having U shaped configuration of laminate preparation surfaces, inset resin sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including gas four ring stainless steel finish hob with extractor hood over and single Bosch oven beneath, plumbing for washing machine, space for further free standing appliances, fridge/freezer and double glazed window overlooking the rear garden.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and further doors to:

BEDROOM 1

12'5" max into alcove x 10'11" (12'4" into wardrobe) (3.78m max into alcove x 3.33m (3.76m into wardrobe))



A well proportioned double bedroom having aspect to the front with built in wardrobes and shelved alcoves with sliding door fronts, additional over stairs airing cupboard which also houses the updated Worcester Bosch gas central heating boiler, alcove to the side, central heating radiator and double glazed window.



BEDROOM 2

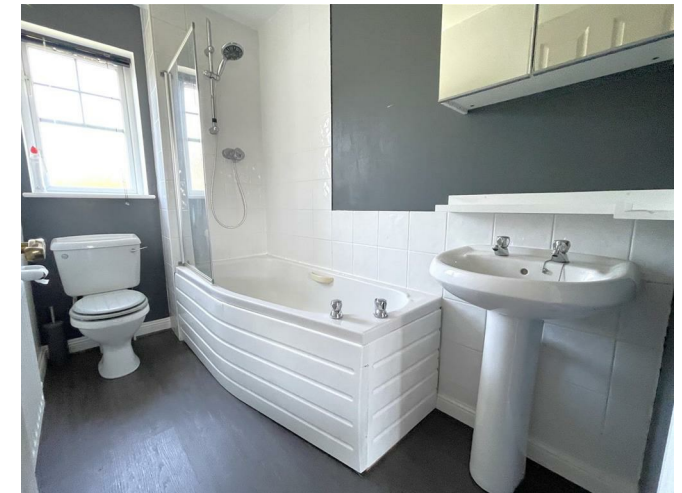
11' x 7'10" (3.35m x 2.39m)



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BATHROOM

8'11" x 4'10" (2.72m x 1.47m)



Having suite comprising panelled bath with chrome taps, wall mounted shower mixer with independent handset and

glass screen, close coupled WC and pedestal washbasin, tiled splash backs, central heating radiator and double glazed window.

EXTERIOR



The property occupies a pleasant position close to the entrance to this established development, set back from the road behind an open plan frontage which is mainly laid to lawn with a Tarmacadam driveway providing off road car standing which, in turn, leads to the garage. A timber courtesy gate to the side gives access into a south westerly facing rear garden having useful area to the side of the house leading onto a paved terrace and, in turn, a mainly lawned garden with timber edged borders and enclosed by panelled fencing.



GARAGE

18' x 9" (5.49m x 2.74m)



A brick built garage with up and over door, power and light and useful storage in the eaves.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

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:-

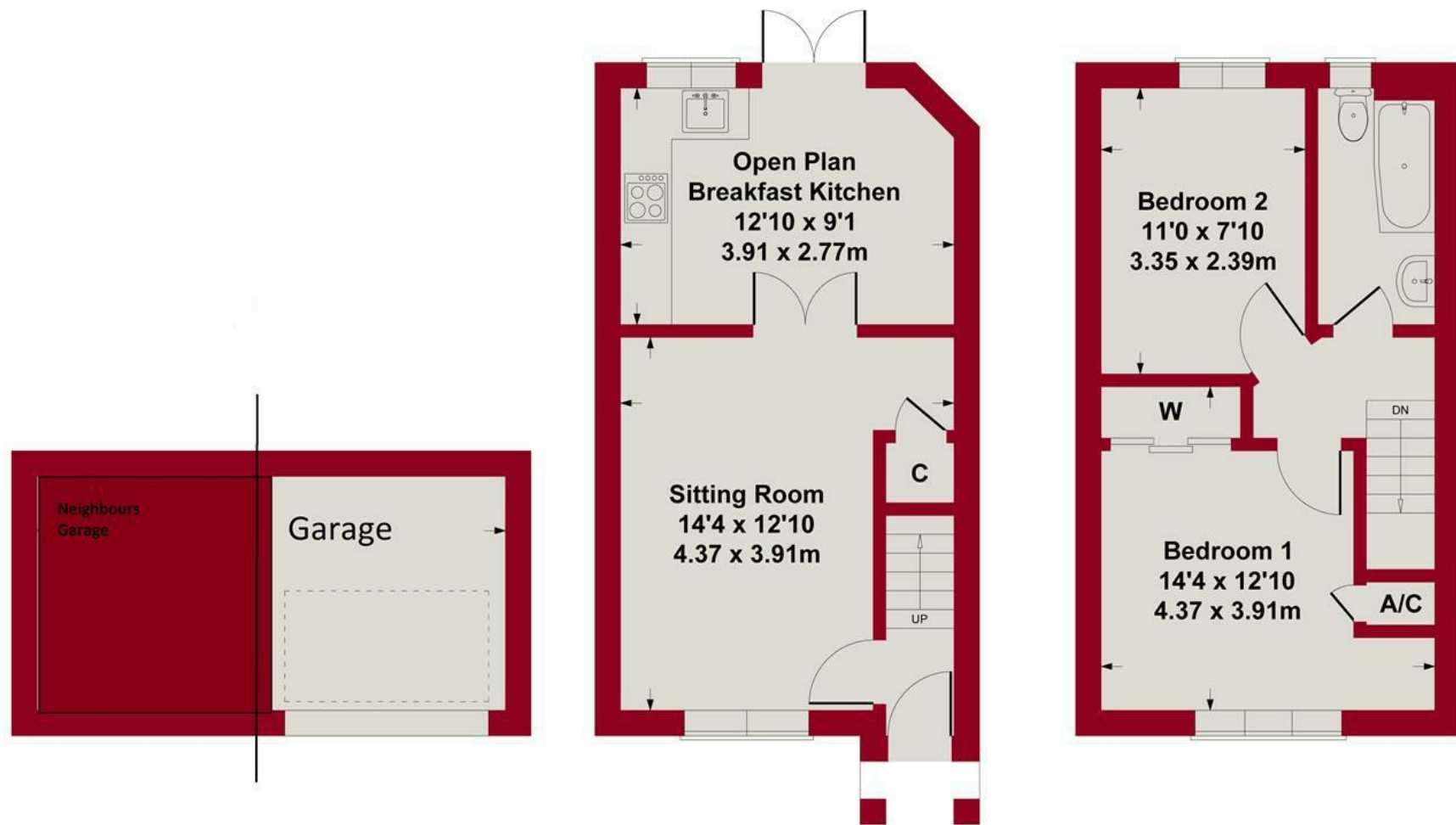
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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



GROUND FLOOR

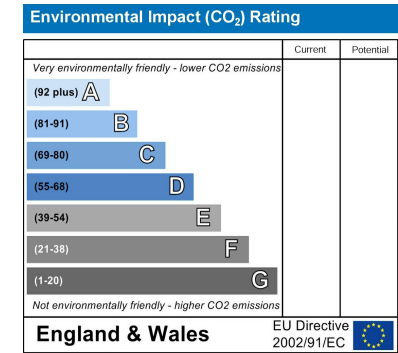
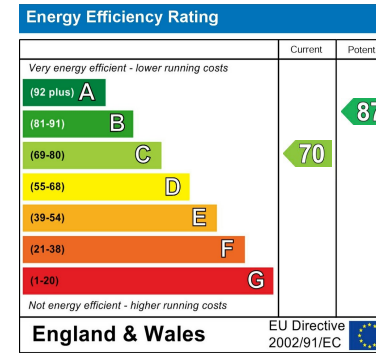
FIRST FLOOR

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



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