



**34 Swale Grove, Bingham,
Nottinghamshire, NG13 8YT**

£495,000
Tel: 01949 836678

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

We have the pleasure of offering to the market this tastefully presented, detached, family orientated home which offers an excellent level of accommodation over three floors, lying in the region of 1,650 sq.ft. and originally completed by Miller Homes to their popular London design.

The property would be perfect for growing families, benefitting from five double bedrooms, the master with ensuite facilities, with separate bathroom to the first floor and additional shower room to the second floor. The property has been extended to the ground floor by way of an delightful, light and airy garden room with glass lantern and bifold doors in the westerly facing garden which links off a generous dual aspect sitting room with attractive, walk in bay window. The kitchen is also of a good size, offering a dining area to the front with bay window overlooking the close and leading through into a tastefully appointed, updated, contemporary kitchen with integrated appliances and aspect into the rear garden, which links through into a useful utility. In addition there is a ground floor cloak room which leads off the central hallway.

The property is tastefully decorated throughout and benefits from UPVC double glazing and gas central heating and occupies a pleasant position, tucked away towards the end of a small cul-de-sac with a generous level of off road parking, a double garage and landscaped, westerly facing rear garden.

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 ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE:

INITIAL ENTRANCE HALL

15'5" x 6'9" (4.70m x 2.06m)



A pleasant initial entrance vestibule having attractive wood effect flooring, deep skirting, central heating radiator and spindle balustrade staircase rising to the first floor with useful under stairs storage cupboard beneath.

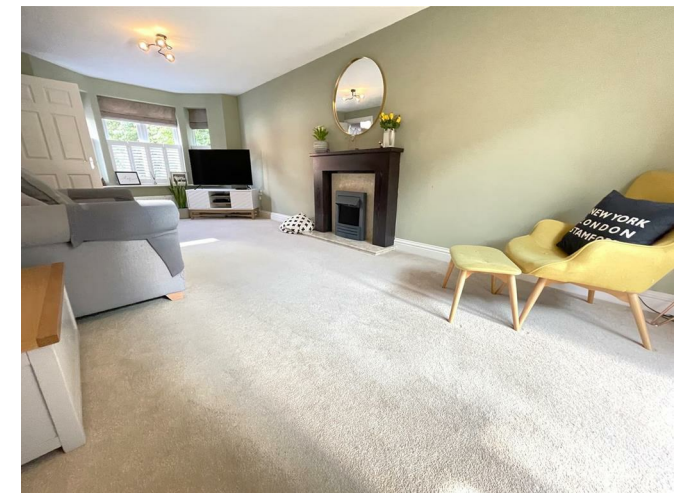
A further door leads through into:

SITTING ROOM

23'4" max into bay x 10'3" (7.11m max into bay x 3.12m)



A well proportioned dual aspect reception having an attractive walk in bay window to the front and linking through into the useful addition of a garden room at the rear. The focal point to the room is a feature fireplace having a contemporary surround and mantel, marble hearth and back and electric fire. The room having deep skirting, two central heating radiators and bifold doors leading through into:



GARDEN ROOM

11' x 10'8" max (3.35m x 3.25m max)



A useful addition to the property, providing a further versatile reception space flooded with light, benefitting from windows to two elevations and an attractive clear glass, double glazed skylight to the ceiling. The room having wood effect flooring, contemporary column radiator, inset downlighters to the ceiling and bifold doors leading out into the westerly facing rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

GROUND FLOOR CLOAK ROOM

5' x 2'10" (1.52m x 0.86m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

KITCHEN/DINING ROOM

23'5" into bay x 9'5" (7.14m into bay x 2.87m)



A fantastic, well proportioned, open plan space benefitting from a dual aspect with a double glazed bay window to the front and window on the westerly side overlooking the rear garden. The space is large enough to accommodate both a living and dining area, having deep skirting, bay window to the front, pre wired in preparation of a wall mounted television and contemporary column radiator. This in turn opens out into the kitchen which has been tastefully modernised with a generous range of Shaker style wall, base and drawer units finished in heritage style colours, having L shaped configuration of preparations surfaces, inset ceramic sink with matt black swan neck mixer tap and Quooker tap, metro tiled splash backs, under unit lighting, integrated appliances including Neff four ring gas hob with chimney hood over, Neff fan assisted oven with combination microwave and warming drawer beneath, dishwasher and pull out recycling drawer and low level plinth lighting.

A further door leads through into:





UTILITY ROOM

5'7" x 6'6" (1.70m x 1.98m)



Having fitted wall and base units complementing the main kitchen, preparation surface, plumbing for washing machine beneath, wall mounted gas central heating boiler, metro tiled splash backs, central heating radiator and stable door into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having central heating radiator and built in storage cupboard.

Further doors leading to:

MASTER BEDROOM

16'5" x 10'4" (5.00m x 3.15m)



A well proportioned double bedroom benefitting from ensuite facilities and an initial dressing area with built in

wardrobes, the room having central heating radiator and double glazed window.

A further door leads through into:



ENSUITE SHOWER ROOM

10'5" x 4'10" (3.18m x 1.47m)



Having a contemporary suite comprising large walk in shower enclosure with glass screen and wall mounted

shower mixer with rainwater rose over, close coupled WC and pedestal washbasin and tiled splash backs, contemporary towel radiator, shaver point and double glazed window.

BEDROOM 2

10' max into wardrobes x 9'8" (3.05m max into wardrobes x 2.95m)



A further double bedroom having aspect into the rear garden, benefitting from fitted wardrobes with full height sliding doors, central heating radiator and double glazed window.

BEDROOM 3

10'6" x 9'8" (3.20m x 2.95m)



A further double bedroom having aspect to the front with central heating radiator and double glazed window.

BATHROOM

6'10" x 5'6" (2.08m x 1.68m)



Having a modern, three piece, white suite comprising panelled bath with chrome mixer tap and integral shower handset, close coupled WC and pedestal washbasin with

chrome mixer tap and tiled splash backs, contemporary towel radiator, wall mounted shaver point and double glazed window to the rear.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO:

SECOND FLOOR LANDING



Having a part pitched ceiling with inset skylight, central heating radiator and access to the loft space above.

Further doors leading to:

BEDROOM 4

16'4" max into dormer x 10'6" (4.98m max into dormer x 3.20m)



A double bedroom situated in the eaves, currently utilised as a home office, having aspect to the front with walk in double glazed dormer window, central heating radiator, built in wardrobes and deep skirting.



BEDROOM 5

16'2" max inc wardrobes x 9'8" (4.93m max inc wardrobes x 2.95m)



A further double bedroom having aspect to the front with full height wardrobes and useful alcove to the side, deep skirting, central heating radiator and double glazed window.

SECOND FLOOR SHOWER ROOM

7' x 6'9" (2.13m x 2.06m)



Having a white suite comprising corner shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and part pitched ceiling with inset skylight.

EXTERIOR



The property occupies a pleasant position tucked away

towards the end of a small cul-de-sac setting, lying adjacent to a wooded copse and benefitting from a westerly rear aspect. The frontage is landscaped to provide low maintenance living with stone chipping borders and pathway leading to the front door. To the side of the property is a generous driveway providing ample off road parking for numerous vehicles and leads to the brick and pantile garage with twin up an over doors. The rear garden is enclosed by feather edged board fencing having a well maintained lawn and an initial block set terrace which links back into the garden room, creating an excellent outdoor entertaining space.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

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:-

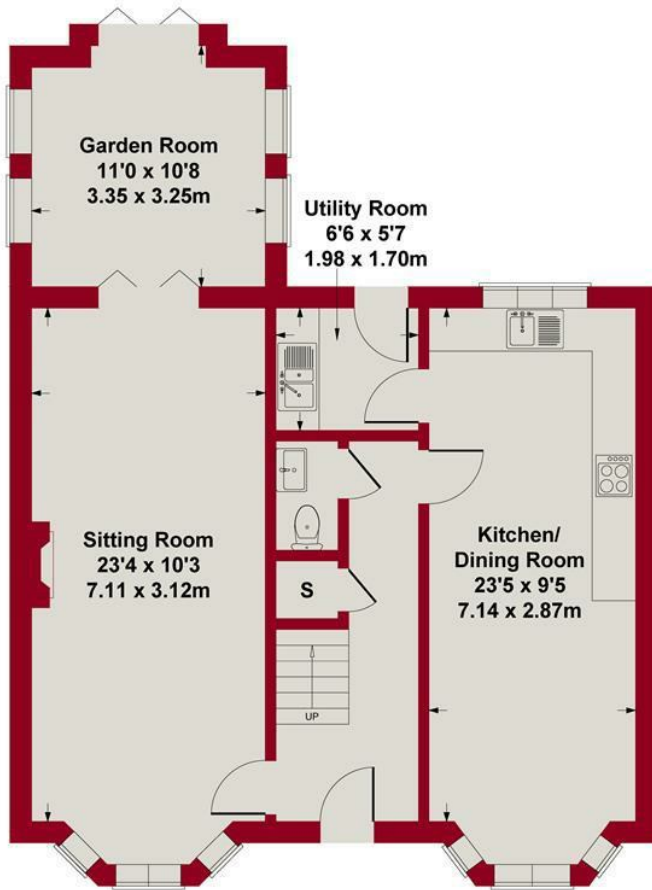
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

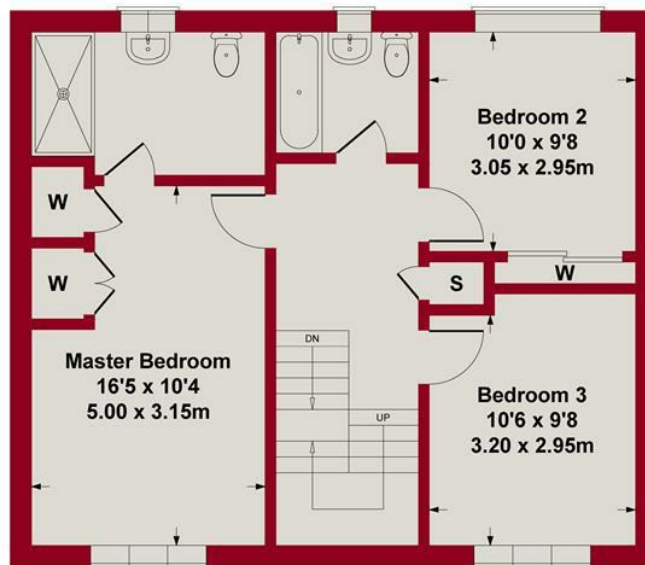
<https://reports.ofsted.gov.uk/>

Planning applications:-

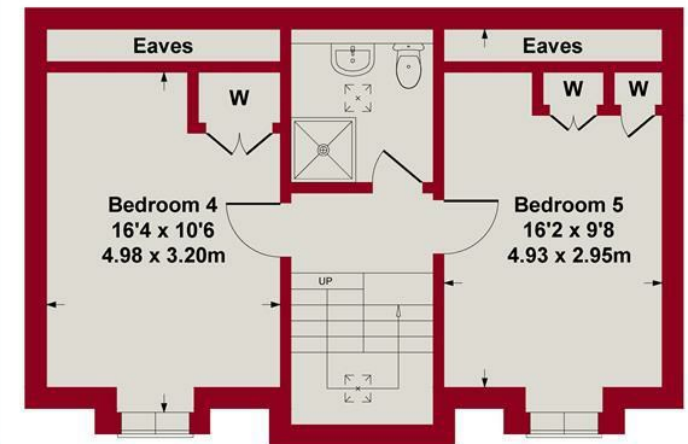
<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR



SECOND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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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