



25 Abbey Road, Bingham, Nottinghamshire,
NG13 8EE

Price Guide £425,000

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 **RICHARD
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A great opportunity, particularly for families, to purchase a well proportioned, detached, five bedroomed home, located in this popular area of the town, within walking distance of Carnarvon School.

The property offers a good level of accommodation lying in the region of 1,400 sq.ft. having been extended and tastefully modernised throughout to create a versatile home within this popular area.

The accommodation comprises initial entrance hall leading through into a spacious, open plan, living/dining room and, in turn, an office/snug overlooking the rear garden with access leading into a ground floor cloak room. The kitchen is tastefully appointed with a range of modern wall, base and drawer units and integrated appliances and links into a well proportioned utility which provides excellent storage space and access out into the rear garden. To the first floor there are five bedrooms, the master of which benefits from ensuite facilities, and separate contemporary bath/shower room.

In addition the property benefits from UPVC double glazing and gas central heating and occupies a pleasant plot with an excellent level of off road parking to the front and enclosed, landscaped 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 ENTRANCE HALL

15'4" x 6'3" (4.67m x 1.91m)



Having parquet effect flooring, central heating radiator, coved ceiling and spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath.

Further doors in turn leading to:



MAIN SITTING/DINING ROOM

31'9" max into bay x 12'8" max (9.68m max into bay x 3.86m max)



A well proportioned open plan, everyday living/entertaining space having double glazed walk in bay window to the front and an open archway leading through into a useful study/additional reception at the rear. This main reception area is large enough to accommodate both a living and dining space having a feature contemporary fireplace, two central heating radiators and continuation of the parquet effect flooring.

An open archway leads through into:



STUDY

7'10" x 8'4" (2.39m x 2.54m)



A useful space that would be perfect for a home office with access into the rear garden, having feature exposed brick internal elevation, quarry tiled floor, coved ceiling and double glazed French doors.

A further door leads into:



GROUND FLOOR CLOAK ROOM

8'5" x 2'11" (2.57m x 0.89m)



Having an initial lobby area with shelved alcove and central heating radiator. An open doorway leads through into the cloak room, having contemporary close coupled WC and wall mounted washbasin and double glazed window to the side.

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

KITCHEN

13'1" x 8'2" (3.99m x 2.49m)



Tastefully appointed having a generous range of contemporary gloss fronted, handle less wall, base and drawer units with 3/4 high larder unit, two runs of laminate preparation surfaces, one with inset resin sink and drain unit with articulated mixer tap and metro style tiled splash backs, integrated appliances including gas hob, double oven, dishwasher and fridge, central heating radiator, wood flooring, inset downlighters to the ceiling and double glazed window overlooking the rear garden.

A further door leads through into:



UTILITY ROOM

14'4" x 7'1" (4.37m x 2.16m)

A well proportioned, useful space, fitted with a range of base units having 3/4 high larder unit providing a good level of storage, L shaped work surface with inset round bowl sink with chrome swan neck mixer tap and metro style tiled splash backs, plumbing for washing machine, space for further free standing appliance, central heating radiator, coved ceiling, double glazed window and exterior door into the rear garden.

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

FIRST FLOOR LANDING



Having coved ceiling, access to loft space above and useful built in airing cupboard providing a good level of storage.

Further doors leading to:

BEDROOM 1

13' x 11' (3.96m x 3.35m)



A well proportioned double bedroom benefitting from ensuite facilities with central heating radiator and double glazed window to the front.

A further door leads through into:



ENSUITE WET ROOM

6'5" x 3' (1.96m x 0.91m)



Having a contemporary suite comprising close coupled WC, wall mounted vanity unit with inset washbasin and chrome mixer tap and walk in shower wet area with all mounted shower mixer with both independent handset and rainwater rose over, contemporary towel radiator and metro style tiled splash backs.

BEDROOM 2

10'2" x 9'1" min (12' max into alcove) (3.10m x 2.77m min (3.66m max into alcove))



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

BEDROOM 3

13'3" x 7'8" (4.04m x 2.34m)



A double bedroom having aspect to the front with contemporary column radiator and double glazed window.

BEDROOM 4

14'4" max into alcove x 7' max (4.37m max into alcove x 2.13m max)



An L shaped room currently utilised as a dressing room having aspect into the rear garden and would make a further, single, bedroom having coved ceiling, central heating radiator and double glazed window.



BEDROOM 5

9' x 8' (2.74m x 2.44m)



Currently utilised as a first floor office but would make a further bedroom, having aspect to the front, central heating radiator, over stairs bulkhead and double glazed window.

BATH/SHOWER ROOM

8'10" x 5'6" (2.69m x 1.68m)



Tastefully appointed having a contemporary suite comprising free standing double ended bath with wall mounted shower mixer, separate shower wet area with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and metro style tiled splash backs, contemporary towel radiator and double glazed window to the rear.

EXTERIOR



The property occupies a convenient location within this popular area of the town, situated within walking distance of Carnarvon School. The property is set back behind a frontage which has been landscaped to maximise off road parking and leading to the integral garage, having established borders and pathway to the side with timber courtesy gate which gives access into the rear garden. The rear garden is enclosed to all sides, in the main by feather edge board fencing, having initial paved terrace leading out onto a lawned garden with central ornamental water feature, raised borders, further seating area at the foot and additional established borders with a range of shrubs.



GARAGE

16'6" x 7'9" (5.03m x 2.36m)

Having up and over door, power and light and wall mounted gas central heating boiler.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, 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:-

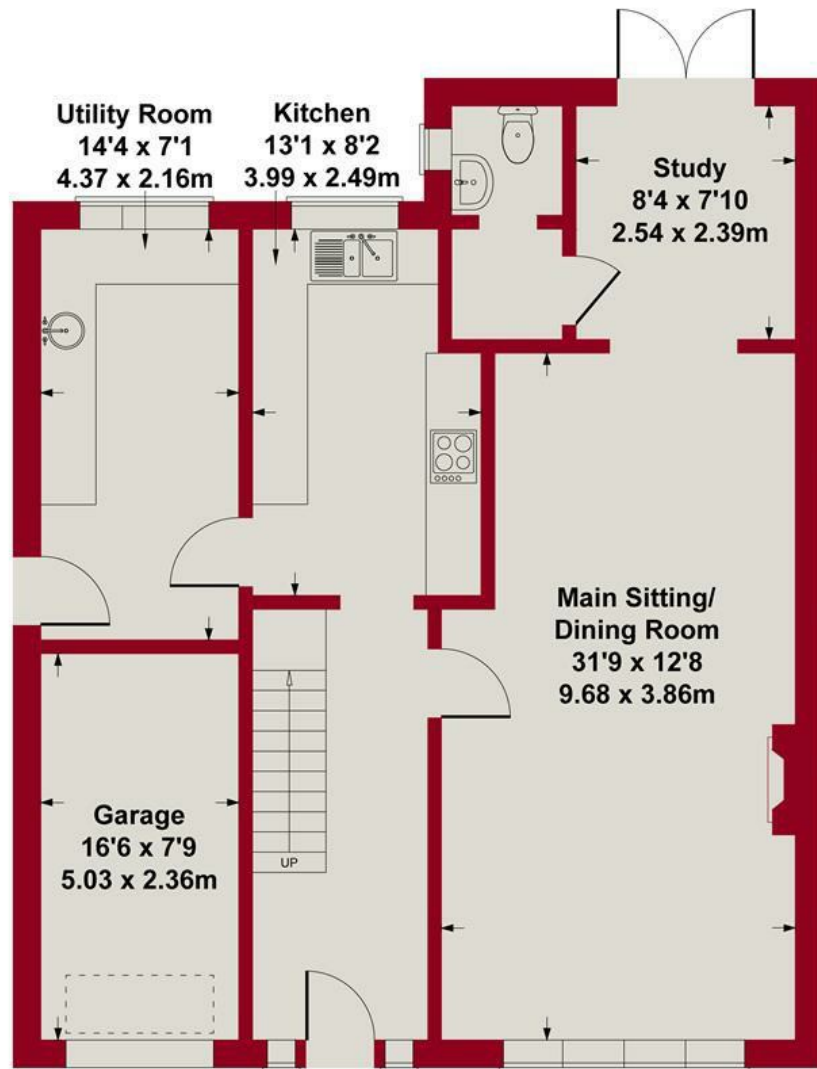
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

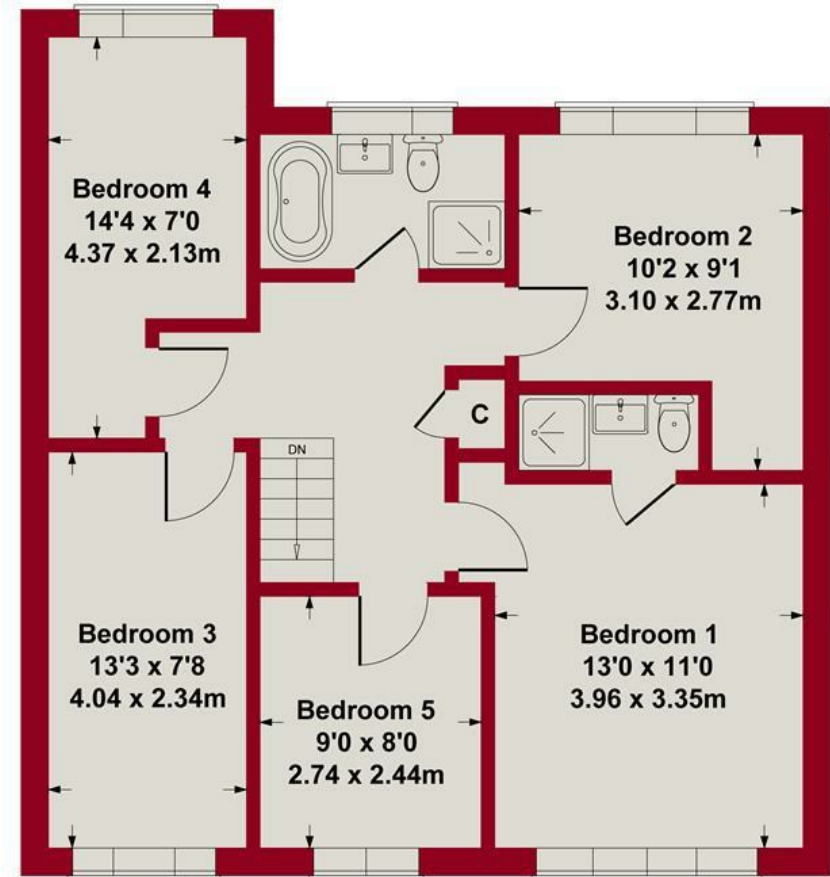
<https://reports.ofsted.gov.uk/>

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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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Surveyors, Estate Agents, Valuers, Auctioneers