



**10 Newgate Street, Bingham,
Nottinghamshire, NG13 8FD**

£450,000
Tel: 01949 836678

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

A fantastic opportunity to purchase a centrally located, individually designed, timber framed detached family orientated home which occupies an established, enclosed, landscaped plot positioned at the entrance to a small cul-de-sac setting within a few yards of the centre of this well served and highly regarded market town.

The property would be perfect for families or those downsizing from larger dwellings looking for a well proportioned home that's within walking distance of services and amenities on what is a deceptive, established plot. Surprisingly offering a good degree of privacy, the main garden areas benefit from a south to westerly aspect being enclosed to all sides with electric gated access leading onto a substantial driveway and garage.

Internally the property offers a good level of accommodation having been extended and reconfigured over the years and offering around 1,550sq.ft. of floor area with two main receptions and four double bedrooms, the main benefitting from ensuite facilities, and separate family bathroom.

In addition there is a well proportioned dining kitchen benefitting from a dual aspect with large utility area to the rear and walk in pantry and, leading off a central hallway with a good level of storage, is a ground floor cloak room.

In addition the property benefits from UPVC double glazing, gas central heating and relatively neutral decoration throughout and offers additional potential for those looking to place their own mark on a home.

Located within the grounds is a run of period brick and pantile former stables which offer excellent workshop or storage space or even the possibility for conversion to a home office or studio subject to necessary consents.

Overall viewing is the only way to truly appreciate both the accommodation and convenient location 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 CANOPIED PORCH WITH UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

GARDEN ROOM

12'7" x 8'1" (3.84m x 2.46m)



A useful addition to the property providing a versatile reception space having aspect into the rear garden and linking through into both the main hallway and sitting room, the room having a part pitched ceiling with inset downlighters, wood effect laminate flooring, central heating radiator and double glazed windows.

A further door leads through into:



MAIN ENTRANCE HALL

15'4" x 10'5" (4.67m x 3.18m)



A well proportioned hallway offering a good level of storage having built in cloaks cupboards with sliding doors, central heating radiator, spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath and double glazed window to the side.

Further doors leading to:



GROUND FLOOR CLOAK ROOM

Having two piece white suite comprising close coupled WC and washbasin with chrome mixer tap, contemporary towel radiator and double glazed window.

SITTING/DINING ROOM

24'3" x 13'4" (7.39m x 4.06m)



A well proportioned reception large enough to accommodate both living and dining space, benefitting

from a dual aspect with double doors leading through into the garden room and further double glazed window to the side. In addition the room having central heating radiator, coved ceiling and dado rail.

A DOOR RETURNS TO THE MAIN ENTRANCE HALL WITH FURTHER DOOR LEADING THROUGH INTO:



DINING KITCHEN

19'11" x 12'9" in total (6.07m x 3.89m in total)



A well proportioned space which combined leads through into an additional utility area to the rear creating a light and airy room benefitting from a dual aspect with double glazed windows to two elevations. The initial kitchen is large enough to accommodate a small dining or breakfast table and is fitted with a generous range of modern wall, base and drawer units having Butcher's block preparation surfaces providing a good working area, inset sink and drain unit with brush metal articulated mixer tap, integrated appliances include electric ceramic hob, Hotpoint double oven with microwave above and dishwasher and central heating radiator.

An open doorway leads through into:



UTILITY AREA



Also fitted with a good range of built in storage having fitted wall and base units, Butcher's block preparation surfaces, inset sink and drain unit with articulated brush metal mixer tap, plumbing for washing machine, space for tumble dryer, central heating radiator, double glazed window to the rear and exterior door to the side.

A further door leads through into:

PANTRY

6'6" x 4'10" (1.98m x 1.47m)

An excellent space providing a good level of storage having power and light.

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

FIRST FLOOR LANDING



Having built in airing cupboard which provides a useful level of storage but also houses the gas central heating boiler, the landing having access loft space above with pull down ladder, central heating radiator and double glazed window to the side.

Further doors leading to:

BEDROOM 1

15'4" max including ensuite x 12'7" (4.67m max including ensuite x 3.84m)



A well proportioned double bedroom benefitting from ensuite facilities having aspect to the front, central heating radiator, double glazed window and useful alcove ideal for free standing furniture.

A further door leads through into:

ENSUITE SHOWER ROOM

7'10" x 3'6" (2.39m x 1.07m)



Having a contemporary suite comprising double width shower enclosure with wall mounted contemporary shower mixer with body jets, independent handset and rainwater rose over and sliding glass screen, vanity unit with inset washbasin and wall hung WC with concealed cistern, contemporary towel radiator and fully tiled walls.

BEDROOM 2

12'2" max x 10'8" (3.71m max x 3.25m)



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

BEDROOM 3

11'11" x 8' (10'5" max into alcove) (3.63m x 2.44m (3.18m max into alcove))



An L shaped double bedroom having aspect to the front with useful alcove ideal for free standing furniture, central heating radiator and double glazed window overlooking the front garden.

BEDROOM 4

14'2" x 7" (4.32m x 2.13m)



Having central heating radiator and double glazed window to the rear.

DRESSING AREA

4'9" x 5'6" (1.45m x 1.68m)

An initial walk through dressing area having a good range of built in storage and an open doorway leading through into:

FAMILY BATHROOM

8'3" x 5'5" (2.51m x 1.65m)



Having been tastefully modernised with a contemporary suite comprising P shaped shower bath with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over and WC with concealed cistern and vanity surface over with moulded washbasin, vanity surround and chrome mixer tap, contemporary towel radiator, fully tiled walls and double glazed window to the side.

EXTERIOR



The property occupies a deceptive corner plot which offers an unexpected level of privacy bearing in mind it's central town location, positioned at the entrance to a small cul-de-sac setting behind a walled and fenced boundary with the gardens wrapping round to all sides, the main garden area benefitting from a south to westerly aspect. The frontage is partly laid to lawn with a large paved terrace, well stocked perimeter borders with a range of trees and shrubs, a run of useful brick and tiled outbuildings which provide a good level of storage and possible conversion into additional accommodation subject to necessary consent. The main terrace wraps round to the side of the property where there is a further low maintenance courtyard style garden with raised sleeper edged borders having a good degree of privacy and links round to the rear of the property where there is a detached brick and tiled garage leading off a block set driveway providing ample off road parking with electric gate access back onto the close. In addition the garden benefits from exterior lighting, weather proof power sockets and a cold water tap.





DETACHED GARAGE



A detached brick and tiled garage benefitting from an electric roller shutter door and a courtesy door to the side.

OUTBUILDING NO 1 (LEFT)

11'6" deep x 9'11" wide (3.51m deep x 3.02m wide)



A brick and tiled outbuilding having power and light and a timber stable door.

OUTBUILDING NO 2 (CENTRE)

10'11" deep x 9' wide (3.33m deep x 2.74m wide)

A central store/workshop having pitched ceiling, attractive exposed internal brick work and floor and stable door.

OUTBUILDING NO 3 (RIGHT)

7'7" wide x 10'8" (2.31m wide x 3.25m)

Again having pitched ceiling, exposed brick floor and stable door.

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).

The property lies on the edge of the conservation area (Easterly & Southerly boundaries), it would need confirming if the outbuildings fall within the CA.

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/>

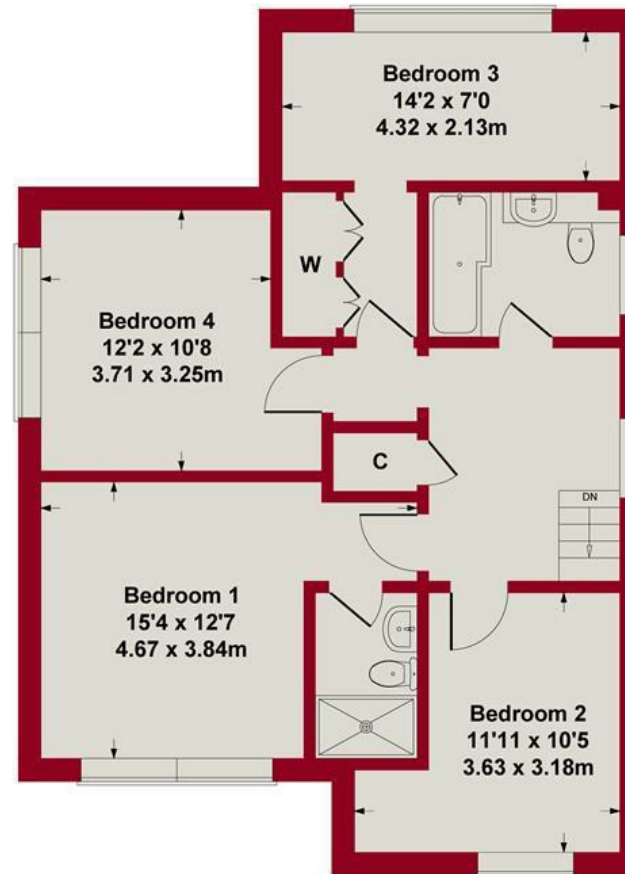
Planning applications:-

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

Approximate Gross Internal Area
1615 sq ft - 150 sq m



GROUND FLOOR



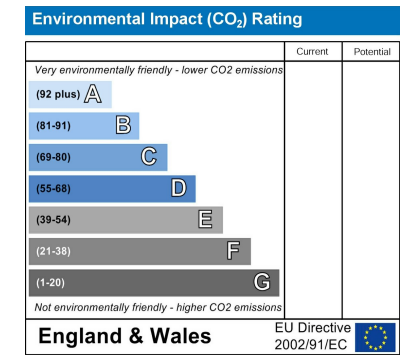
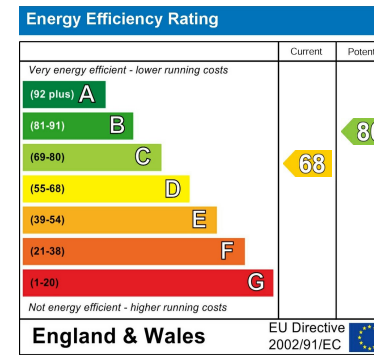
FIRST FLOOR

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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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



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