



6 Hickman Road, Bingham, Nottingham,  
NG13 7AE

**£475,000**  
Tel: 01949 836678

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

An opportunity to purchase a detached, contemporary home in an established area of the development, originally completed by David Wilson Homes to their Holden design which is a versatile, well proportioned home offering just in excess of 1,500 sq.ft. of accommodation.

The property is tastefully presented throughout having relatively neutral decoration, UPVC double glazing, gas central heating and benefitting from the balance of its warranties and occupies a pleasant, landscaped plot with a south westerly rear aspect.

Internally the property offers a well thought out level of accommodation comprising a spacious initial entrance hall with ground floor cloak room, a superb open plan living/dining kitchen benefitting from a south westerly aspect into the garden with a large walk in bay window and French doors onto the rear terrace and a useful utility off. In addition there is a pleasant sitting room with walk in bay window and a separate study perfect for today's way of home working or alternatively would make an excellent teenage snug or playroom.

To the first floor there are four bedrooms, three being generous doubles, the master benefitting from ensuite facilities and having integrated furniture. In addition there is a separate family bathroom all of which lead off an attractive, central, galleried landing.

As well as the main accommodation the property occupies a pleasant plot with a tandem length driveway to the side and brick built garage and, to the rear, a south westerly facing enclosed garden with a large paved terrace that links back into the living area of the kitchen, creating a fantastic outdoor entertaining space.

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:

### **INITIAL L SHAPED ENTRANCE HALL**

17'2" x 7'8" (5.23m x 2.34m)



A well proportioned L shaped initial entrance vestibule having central heating radiator, deep skirting and architrave and spindle balustrade turning staircase rising to a galleried landing above.

Further doors leading to:

### **STUDY**

9'2" x 7'8" (2.79m x 2.34m)



A useful, versatile reception currently utilised as a home office perfect for today's way of homeworking but alternatively would make an ideal snug or playroom, having central heating radiator and double glazed window to the front.

### **SITTING ROOM**

17'7" excluding bay x 12'1" (5.36m excluding bay x 3.68m)



A well proportioned reception the main feature being a

walk in double glazed bay window to the front, having central heating radiator deep skirting and feature panelling.



### DINING KITCHEN

20'3" x 9'11" (14'3" max into bay) (6.17m x 3.02m (4.34m max into bay))



A fantastic, well proportioned, open plan, L shaped everyday living/entertaining space large enough to accommodate both a living and dining area with walk in double glazed box bay window and French doors to the

rear, benefitting from a south to westerly aspect, flooding this area with light. In addition this area has two central heating radiators and a door into the utility. The kitchen is tastefully appointed with a generous range of gloss fronted wall, base and drawer units with chrome fittings and a U shaped configuration of laminate preparation surfaces having inset resin sink and drain unit with swan neck articulated mixer tap, integrated appliances including AEG double oven, five ring AEG gas hob with stainless steel splash back and chimney hood over, dishwasher, fridge and freezer, space for wine cooler, inset downlighters to the ceiling and double glazed window to the rear.

A further door leads through into:





### UTILITY ROOM

8'2" x 5' (2.49m x 1.52m)



Having fitted base units complementing the main kitchen with gloss door fronts and chrome fittings, L shaped configuration of laminate work surfaces, inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, space for further free standing appliance, wall mounted gas central heating boiler concealed by kitchen cupboard, central heating radiator

and composite double glazed exterior door into the garden.

### GROUND FLOOR CLOAK ROOM

5' x 5' (1.52m x 1.52m)



Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin, central heating radiator, large under stairs storage cupboard and double glazed window to the side.

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

### FIRST FLOOR LANDING



Having built in airing cupboard, central heating radiator and access to loft space above.

Further doors leading to:

### BEDROOM 1

12'11" (excluding wardrobes) x 12' (3.94m (excluding wardrobes) x 3.66m)



A well proportioned double bedroom benefitting from

ensuite facilities and having two runs of integrated wardrobes, central heating radiator, feature panelling and double glazed window to the front.

A further door leads through into:



### ENSUITE SHOWER ROOM

7'5" x 4'6" (2.26m x 1.37m)



Having a contemporary suite comprising double width

shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator and double glazed window to the side.

### BEDROOM 2

14'4" x 10'4" (4.37m x 3.15m)



A further well proportioned double bedroom having a south westerly aspect into the garden with central heating radiator and two double glazed windows.



### BEDROOM 3

13'5" x 9'6" max (4.09m x 2.90m max)



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





#### BEDROOM 4

10'3" x 7'8" (excluding wardrobes) (3.12m x 2.34m (excluding wardrobes))



Benefitting from a south westerly aspect to the rear with built in wardrobes, central heating radiator, panel effect wall and double glazed window.

#### BATHROOM

8'11" x 7'8" max (2.72m x 2.34m max)



Benefitting from a four piece suite which comprises shower enclosure with wall mounted shower mixer, double ended panelled bath, close coupled WC and pedestal washbasin, contemporary towel radiator and double glazed window to the rear.



#### EXTERIOR



The property occupies a pleasant position within an established area of the development, set back behind a low maintenance frontage with pebbled borders and central pathway leading to the entrance door. To the side of the property is a Tarmac driveway providing off road car standing for two vehicles and in turn leads to a brick built garage at the rear with up and over door, power and light and a timber ledge and brace courtesy gate giving access

into an enclosed landscaped garden. The garden benefits from a south to westerly aspect having a large paved terrace with block set edging providing a pleasant outdoor seating area linking back into the living area of the kitchen as well as having a useful area to the rear of the garage which would be ideal for storage. The garden is enclosed by feather edge board fencing and brick walls.



### COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

### 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).

Service charge for communal areas to be confirmed.

### 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>

Management fees TBC

Approximate Gross Internal Area  
1464 sq ft - 136 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.

Produced by Potterplans Ltd. 2024

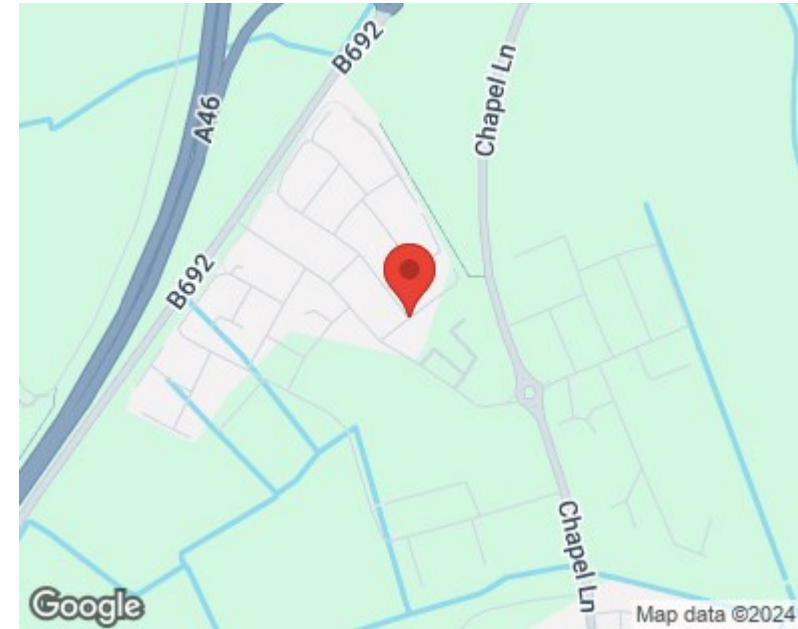






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers