



1 Southfield Grove, Bingham,  
Nottinghamshire, NG13 8HB

No Chain £300,000  
Tel: 01949 836678

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



An opportunity to purchase a detached contemporary home originally completed by Linden Homes in 2013 to a well thought out design which extends to approximately 1,000 sq.ft.

The property is tucked away in the corner of a small cul-de-sac setting with a westerly facing rear garden and benefits from UPVC double glazing and gas central heating as well as relatively neutral decoration throughout.

The accommodation provides a central hallway with ground floor cloak room off, leading through into a well proportioned sitting room with westerly aspect and French doors into the garden. This in turn links through into an open plan, dual aspect, dining kitchen fitted with a generous range of units and integrated appliances. To the first floor there are three bedrooms, the master benefitting from ensuite facilities, and separate family bathroom.

In addition the property offers off road parking which in turn leads to a brick built garage and enclosed westerly facing garden at the rear.

The property is brought to the market with no upward chain and viewing comes highly recommended to appreciate the 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 ENTRANCE HALL**

11'7" max into stairwell x 6'2" max (3.53m max into stairwell x 1.88m max)

Having oak effect laminate flooring, central heating radiator, wall mounted electrical consumer unit, double glazed window to the front and staircase rising to the first

floor landing.

Further doors leading to:

### **GROUND FLOOR CLOAK ROOM**

5'11" x 4'5" (excluding cupboard) (1.80m x 1.35m (excluding cupboard))



Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin, tile effect floor, central heating radiator and access to a useful under stairs storage cupboard.

### **SITTING ROOM**

13'11" min x 11'7" (4.24m min x 3.53m)



A well proportioned space having a westerly aspect into the rear garden, continuation of the oak effect flooring, central heating radiator and double glazed French doors.

A further door leads through into:

### **OPEN PLAN DINING KITCHEN**

24' x 8'5" (7.32m x 2.57m)



A well proportioned open plan space which benefits from a dual aspect with a westerly aspect into the rear garden,

the initial living area being more than ample to accommodate a dining space with central heating radiator and double glazed window and leads through into the kitchen. The kitchen is fitted with a generous range of contemporary wall, base and drawer units with gloss door fronts and brush metal fittings, an L shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome mixer tap, integrated appliances including dishwasher, four ring stainless steel gas hob with chimney hood over and single oven beneath, plumbing for washing machine, wall mounted gas central heating boiler concealed behind kitchen cupboard and double glazed window to the front.



A FURTHER DOOR RETURNS TO THE INITIAL ENTRANCE HALL WHERE A TURNING STAIRCASE RISES TO:

### FIRST FLOOR LANDING

7'3" x 5'9" (8'11" max) (2.21m x 1.75m (2.72m max))



Having a built in airing cupboard which houses the Megaflo hot water system and access to loft space above.

Further doors leading to:

### BEDROOM 1

14'4" max x 11'1" max (4.37m max x 3.38m max)



A well proportioned double bedroom benefitting from

ensuite facilities as well as having a westerly aspect into the rear garden. The room having built in wardrobes and central heating radiator.

A further door leads through into:



### ENSUITE SHOWER ROOM

7' x 5'7" (2.13m x 1.70m)



Having a three piece suite comprising shower enclosure



with bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with tiled splash backs, contemporary towel radiator and shaver point.

### BEDROOM 2

10'9" max x 9'5" max (3.28m max x 2.87m max)



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

### BEDROOM 3

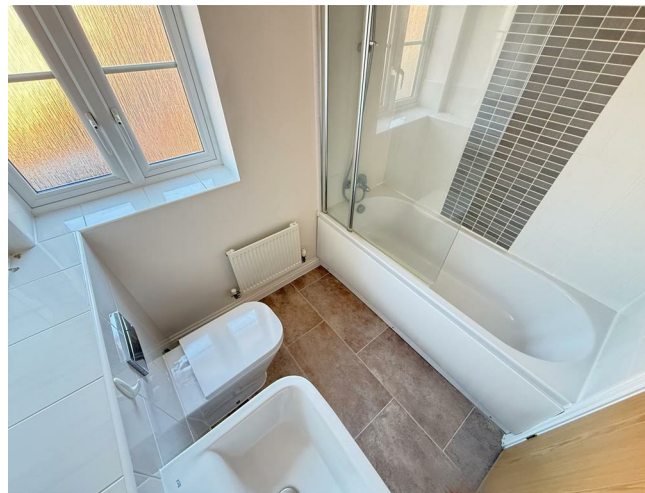
10'9" x 9' max (3.28m x 2.74m max)



An L shaped room having central heating radiator and double glazed window overlooking the rear garden,

### BATHROOM

7' x 5'6" (2.13m x 1.68m)



Having a contemporary suite comprising panelled bath with chrome mixer tap, shower handset over and glass screen, closed coupled WC with concealed cistern and half

pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and double glazed window.

### EXTERIOR

The property occupies a pleasant position tucked away in the corner of a small cul-de-sac setting, set back from the close behind a paved and lawned frontage with a pathway leading to the front door. A tarmacadam driving provides off road parking and leads to a brick and tiled single garage. The rear garden benefits from a westerly aspect and is enclosed by feather edge board fencing, having an initial paved terrace leading onto a central lawn.

### GARAGE



With up and over door and potential storage in the eaves

### COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

### TENURE

Freehold

### ADDITIONAL NOTES

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

There is a service charge for maintaining the communal areas around the development. At the time of instruction this was £249.65 per annum.

## 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:-

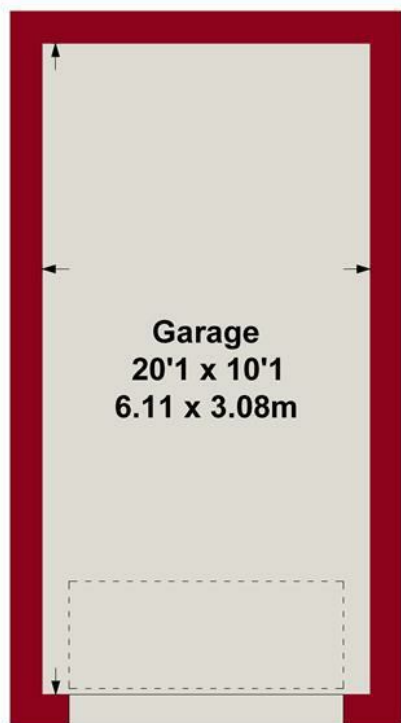
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

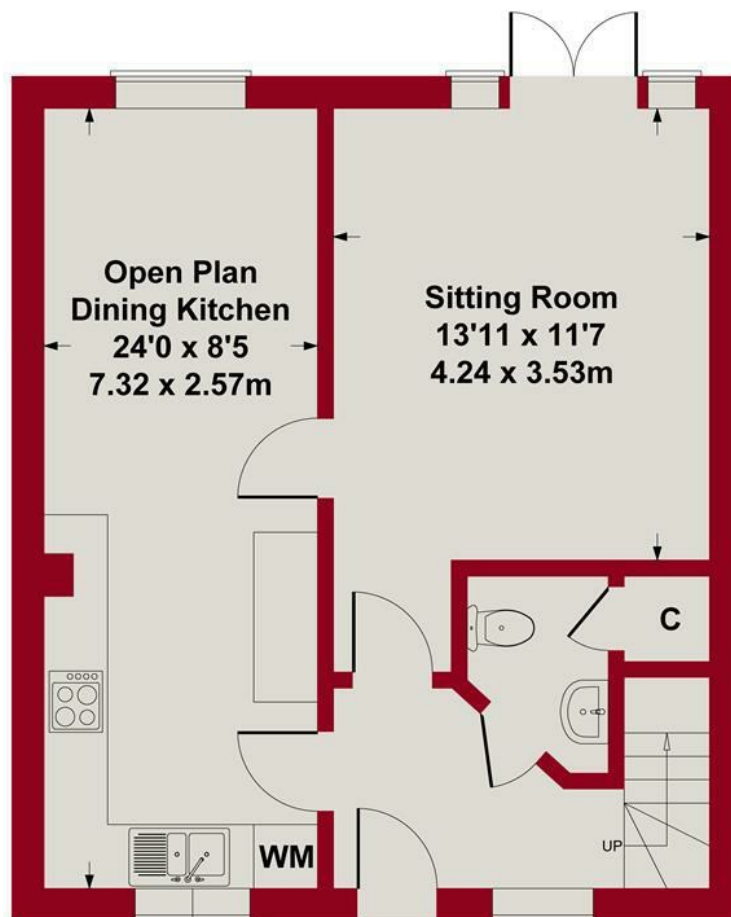
<https://reports.ofsted.gov.uk/>

Planning applications:-

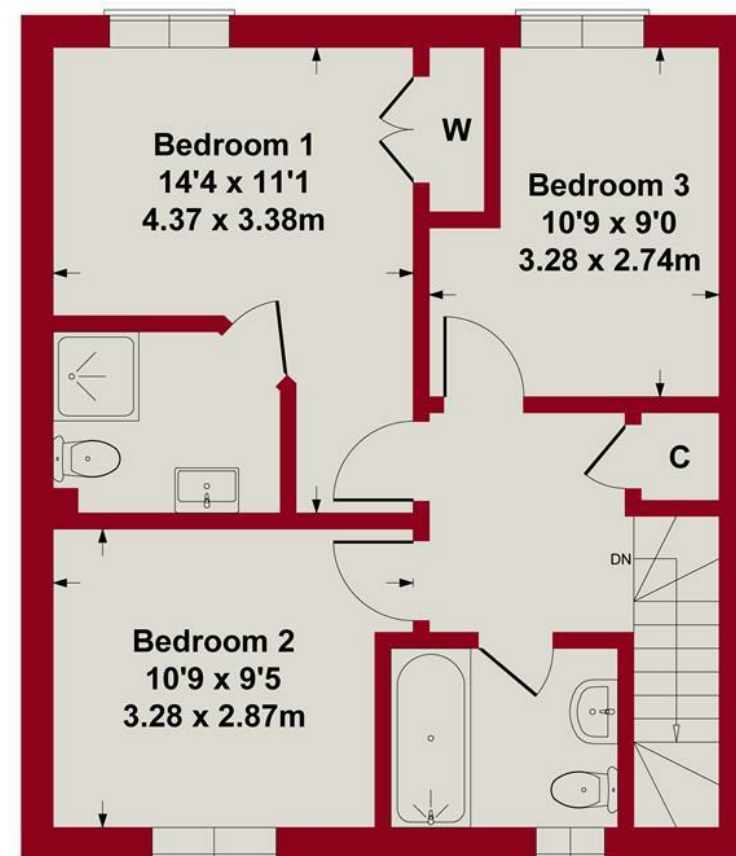
<https://www.gov.uk/search-register-planning-decisions>



**GARAGE**



**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		90
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

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



**RICS**



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