



7 Partridge Close, Bingham,  
Nottinghamshire, NG13 8QN

**£475,000**  
Tel: 01949 836678

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



We have pleasure in offering to the market this stunning, detached, contemporary home tucked away in a small cul-de-sac setting overlooking a central green, providing a pleasant outlook. The property has seen a significant program of tasteful improvements over the years having been both extended and modernised throughout.

This wonderful home would be perfect for families being positioned within walking distance of local schools. The property offers a particularly versatile layout of generous proportions and is tastefully presented throughout with three reception areas, including the addition of a stunning garden room which links the main sitting room and dining area of the kitchen to create a fantastic everyday living/entertaining space. This area is flooded with light having a full length triple glazed glass lantern to the ceiling as well as windows to two elevations and access out into the rear garden. Being large enough in itself to accommodate both a living and dining space this area links back into a breakfast kitchen which is beautifully appointed with a range of contemporary units and integrated appliances and into the sitting room which benefits from a media wall with shelved alcoves and attractive hardwood flooring. A third reception provides a further versatile room, ideal as a home office, perfect to today's way of working but is large to provide a further snug or playroom. In addition there is a useful utility room and ground floor cloak room all leading off a well proportioned central hallway.

To the first floor there are four bedrooms, including a particularly generous master suite with large double bedroom, walk through dressing area and ensuite shower, and separate contemporary shower room.

As well as the internal accommodation the property occupies a pleasant plot which has been landscaped for relatively low maintenance living, offering a generous frontage providing a good level of off road parking and the conversion of the garage to additional accommodation has retained a useful store room/workshop. The rear garden is enclosed to all sides and creates a fantastic entertaining space for year round use with artificial lawn, low maintenance borders and a paved terrace at the foot which

also encompasses a fantastic, insulated studio/cabin that provides an outdoor reception which, again, would be ideal as a home office or gym.

Overall this is a stunning, detached, family orientated home located within this well regarded, established development, tucked away in a quiet backwater with viewing coming 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.

AN OPEN FRONTED STORM PORCH WITH QUARRY TILED STEP LEADS TO THE MAIN UPVC DOUBLE GLAZED ENTRANCE DOOR AND, IN TURN, INTO THE:

### **ENTRANCE HALL**

16'1" max x 8'5" max (4.90m max x 2.57m max)



A well proportioned entrance hall having attractive wide board hardwood flooring, spindle balustrade staircase rising to the first floor landing with useful under stairs

storage cupboard beneath, central heating radiator concealed behind feature cover and further doors leading to:



### **BREAKFAST KITCHEN**

16'3" x 10'2" (4.95m x 3.10m)



A tastefully appointed room fitted with a generous range of contemporary wall, base and drawer units with brushed metal furniture and quartz preparation surfaces, having

under mounted sink unit with chrome articulated mixer tap, contemporary tiled splash backs, under unit lighting, integrated appliances including dishwasher, fan assisted oven with microwave above, fridge, freezer and five ring stainless steel gas hob with chimney hood over. The room is large enough to accommodate a breakfast/dining area having central heating radiator and inset downlighters to the ceiling and opens out into the impressive addition of a generous:



## GARDEN ROOM

20'11" x 9'3" (6.38m x 2.82m)



A stunning reception space which is flooded with light having full width triple glazed, clear glass lantern to the ceiling as well as double glazed windows and French doors to two elevations. This room offers a great deal of versatility being large enough to accommodate both a dining and living space and benefitting from access out into the rear garden, having attractive hardwood flooring, two central heating radiators and inset downlighters to the perimeter. The living area wraps round into the:







### SITTING ROOM

13' x 13'11" into alcove (3.96m x 4.24m into alcove)



Providing a formal sitting room having feature wall with inset electric, flame effect, fire with alcove designed for flat screen television above and shelved alcoves to the side, continuation of the hardwood flooring, central heating radiator and a further door returning to the entrance hall.

FROM THE ENTRANCE HALL FURTHER DOORS LEAD IN TURN TO:



### SNUG/STUDY

11'9" max x 9' max (3.58m max x 2.74m max)



A versatile reception which could be utilised for a variety of purposes, ideal as a home office particularly for today's way of home working but also large enough to be a snug or playroom, having central heating radiator and two double glazed windows to the front.

### GROUND FLOOR CLOAK ROOM

7'1" x 2'10" (2.16m x 0.86m)



Having a contemporary suite comprising WC with concealed cistern and tiled surround and vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, contemporary towel radiator, continuation of the hardwood flooring and double glazed window to the side.



### UTILITY ROOM

9'9" x 8'1" (2.97m x 2.46m)



A well proportioned space fitted with a range of wall, base and drawer units with two runs of preparation surfaces, one with inset sink and drain unit with chrome mixer tap and tiled splash backs, plumbing for washing machine, space for tumble dryer, room for a further free standing appliance, wall mounted gas central heating boiler and double glazed exterior door. A further courtesy door gives access into:

### WORKSHOP/STORE

8' x 8' (2.44m x 2.44m)

Retained from the part conversion of the original garage, having up and over door, power and light.

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

### FIRST FLOOR LANDING



Having central heating radiator concealed behind feature cover, access to loft space above, built in airing cupboard which also houses the hot water cylinder and further doors leading to:

### BEDROOM 1

12'4" x 12' (3.76m x 3.66m)



A well proportioned double bedroom that benefits from an initial sleeping area leading through to a walk through

dressing room and, in turn, ensuite facilities. The main bedroom having built in wardrobes, central heating radiator and the attractive feature of three double glazed windows to the front. An open doorway leads through into a:



### WALK THROUGH DRESSING AREA

5'11" x 6'7" (1.80m x 2.01m)



Having over stairs bulkhead, adjacent storage cupboard/wardrobe and, in turn, a further door leading through into:



### ENSUITE SHOWER ROOM

7'6" max x 5'7" max (2.29m max x 1.70m max)



Appointed with a modern suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, tiled splash backs and floor, contemporary towel radiator and double glazed window to the front.

### BEDROOM 2

14' (max excl wardrobe) x 8'2" max (4.27m (max excl wardrobe) x 2.49m max)



A further double bedroom benefitting from ensuite facilities having built in wardrobe, central heating radiator, double glazed window to the rear and a further door leading through into:

### ENSUITE SHOWER ROOM

3'8" x 5'8" max into shower enclosure (1.12m x 1.73m max into shower enclosure)



Having a two piece suite comprising shower enclosure with wall mounted mixer and pedestal washbasin with tiled splash backs, central heating radiator and double glazed window.



### BEDROOM 3

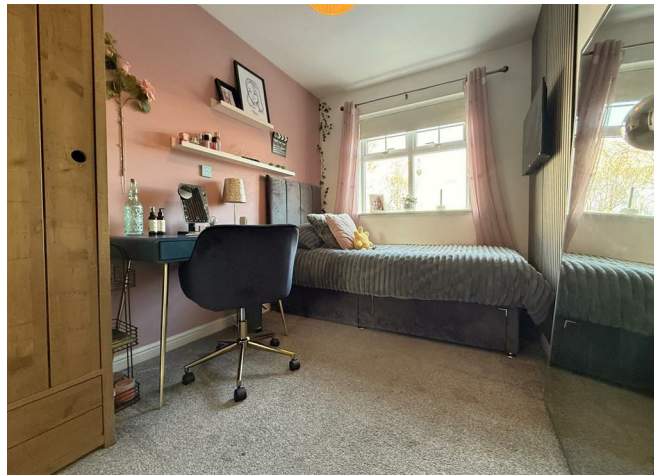
10' inc wardrobes x 8'10" (3.05m inc wardrobes x 2.69m)



A further double bedroom having aspect to the rear with built in wardrobes, central heating radiator and double glazed window.

### BEDROOM 4

10'7" x 7' (3.23m x 2.13m)



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

### MAIN SHOWER ROOM

7'6" x 5'6" (2.29m x 1.68m)



Having a contemporary suite comprising large double length shower enclosure 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 and chrome mixer tap, contemporary tiled splash backs and floor, chrome towel radiator and double glazed window to the side.

### EXTERIOR



The property occupies a pleasant position tucked away towards the end of a small cul-de-sac setting, located behind a relatively low maintenance open plan frontage which maximises off road parking having electric car charging point and both Tarmacadam and gravelled areas with inset trees and shrubs, the front of the property overlooking an adjacent green. The rear garden has been landscaped to provide relatively low maintenance living having an initial terrace leading onto a central artificial lawn to the foot of which is a further paved seating area that encompasses a fantastic timber studio/cabin which provides a wonderful outdoor reception space but would also, potentially, make a good home office or gym. As well as the main area of the garden there are also additional storage areas to either side of the house with a courtesy gate returning to the front garden.





**STUDIO/CABIN**  
11'2" x 10'3" (3.40m x 3.12m)



Having aluminium double glazed side lights and French doors, power and light and is fully insulated, having a Wi-Fi connection and bar area opening out onto a paved terrace providing an excellent outdoor seating and entertaining area.







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

Planning applications:-

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

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

The property is understood to have mains drainage, electricity, gas 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: \_

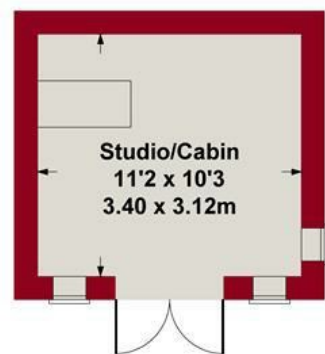
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

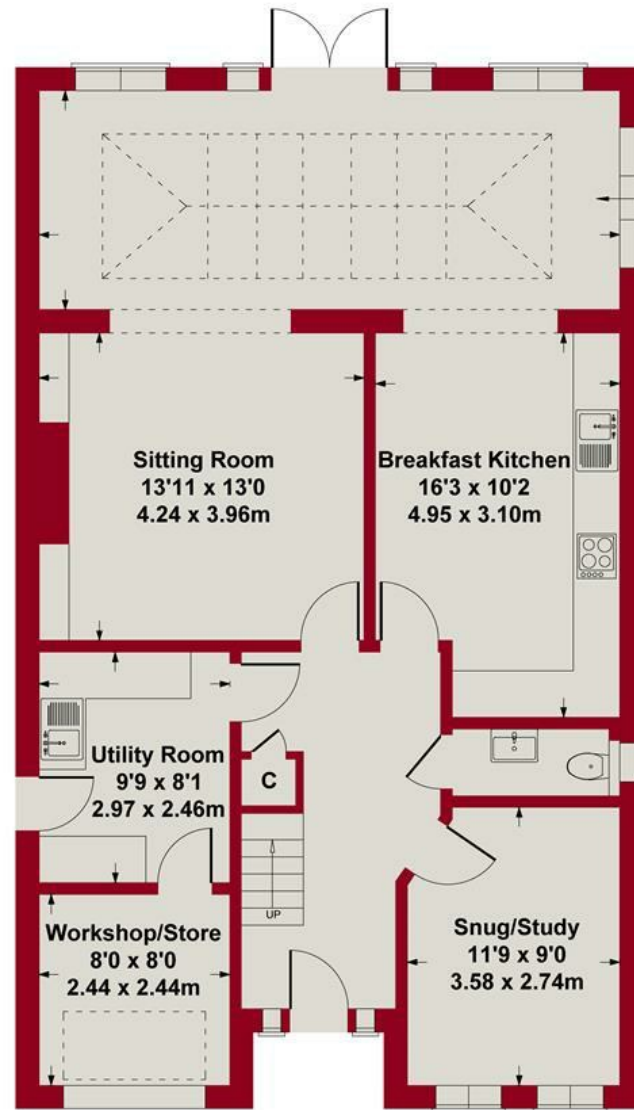
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

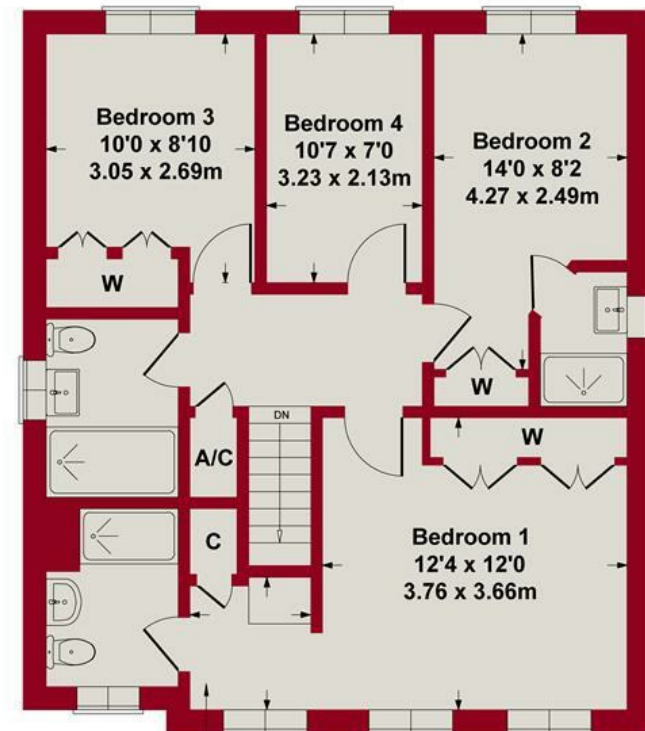




**OUTBUILDING**



**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. 2025







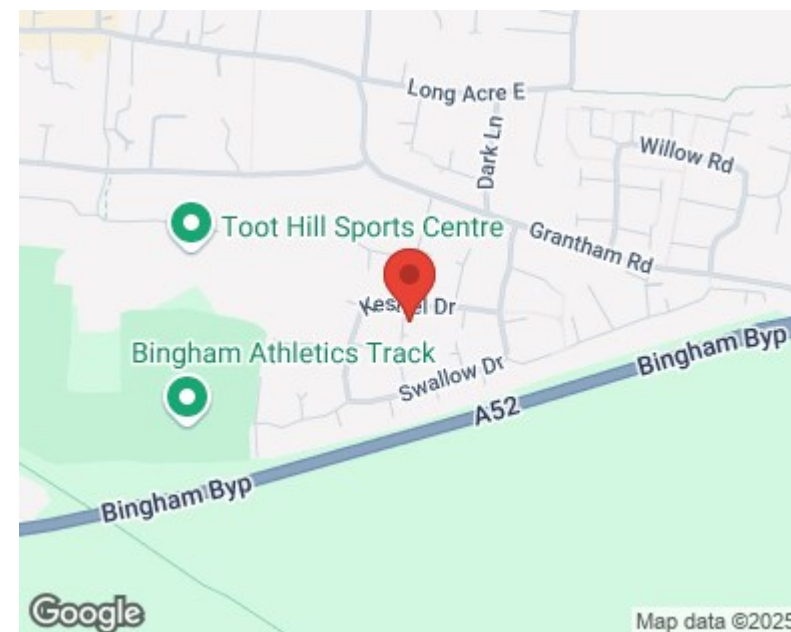
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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)

