



9 Rothbury Grove, Bingham,
Nottinghamshire, NG13 8TG

Offers Around £349,995

Tel: 01949 836678

 **RICHARD
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An excellent opportunity to purchase a detached, modern home, tucked away in a small cul-de-sac setting within this established development, benefitting from a generous frontage as well as a westerly rear aspect.

The property offers a versatile level of accommodation likely to appeal to a wide audience, whether it be from professional couples, young families or even potentially those downsizing from larger dwellings looking for a detached home within a convenient location.

The property has seen a general program of modernisation over the years with updated kitchen and bathroom and benefitting from UPVC double glazing, gas central heating and air conditioning to the garden room/conservatory.

The current accommodation comprises initial entrance hall with ground floor cloak room off, a well proportioned sitting room with aspect into the front garden which in turn leads through into a formal dining room, modern fitted kitchen and the useful addition of a garden room/conservatory at the rear which looks out onto the garden. To the first floor there are four bedrooms and a family bathroom. The property also benefits from planning permission that was granted in May 2023, for a substantial single storey addition to the front and side, which would increase the accommodation and create a versatile space. Although not implemented, this does allow those with a higher budget to extend the accommodation further, adding to the potential of the property.

As well as the internal accommodation the property occupies a pleasant level plot tucked away in the corner of the close with an ample frontage which could potentially be opened out to increase the parking area. The current driveway leads to a detached, brick built, garage. A good sized area to the side of the property in turn leads to a westerly facing rear garden which is enclosed to all sides and benefits from a westerly aspect across to an established copse 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 UPVC WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

9'6" x 4' (2.90m x 1.22m)



Having wood effect laminate flooring, coved ceiling, central heating radiator, staircase rising to the first floor and further doors leading to:

GROUND FLOOR CLOAK ROOM

6'4" x 3'4" (1.93m x 1.02m)

Having a two piece contemporary suite comprising close coupled WC and vanity unit with inset washbasin, coved ceiling, wood effect laminate flooring, central heating radiator and obscured single glazed porthole window to the front.

SITTING ROOM

15'3" x 13'9" (4.65m x 4.19m)



A versatile reception having aspect to the front and linking through into the dining room, the focal point to the room being a contemporary polished stone fire surround, mantel and hearth with inset log effect electric fire, coved ceiling, central heating radiator, double glazed window to the front and double doors leading through into:



DINING ROOM

12'2" x 8'11" (3.71m x 2.72m)



A versatile reception ideal as formal dining lying adjacent to the kitchen and linking through into a garden room at the rear, the room having a useful under stairs storage cupboard, coved ceiling, central heating radiator, wood effect laminate flooring, double glazed window to the side and further door leading through into:



KITCHEN

7'11" x 12'3" (2.41m x 3.73m)



Fitted with a generous range of modern gloss fronted wall, base and drawer units with brush metal fittings, having two runs of quartz effect laminate preparation surfaces, inset round bowl sink with chrome mixer tap, integrated appliances including four ring electric hob with single oven beneath and chimney hood over, under counter fridge and freezer, plumbing for washing machine and dishwasher, central heating radiator, wall mounted gas central heating boiler concealed behind kitchen cupboard, double glazed window to the rear and obscured glazed door to the side.

RETURNING TO THE DINING ROOM A FURTHER DOOR GIVES ACCESS THROUGH INTO:



GARDEN ROOM/CONSERVATORY

13'8" x 8'2" (4.17m x 2.49m)



A useful addition to the property providing a further versatile reception space with aspect into the rear garden, the room having double glazed side panels and opening top lights, pitched insulated roof, wood effect laminate flooring, central heating radiator, additional wall mounted air conditioning unit and double glazed French doors into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having built in airing cupboard which houses a hot water cylinder with storage above, access to loft space above, double glazed window to the side and further doors leading to:

BEDROOM 1

12'11" x 10'6" (3.94m x 3.20m)



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

BEDROOM 2

10'6" x 8'9" (3.20m x 2.67m)



A further double bedroom having aspect into the rear garden with wood effect laminate flooring, central heating radiator and double glazed window.

BEDROOM 3

9'3" x 6'3" (2.82m x 1.91m)



Having wood effect laminate flooring, central heating radiator and double glazed window overlooking the rear garden.

BEDROOM 4

9'4" x 6'3" (2.84m x 1.91m)



Having over stairs cupboard, wood effect laminate flooring, central heating radiator and double glazed window to the front.

BATHROOM

7'6" x 5'8" (2.29m x 1.73m)



Having a modern suite comprising panelled bath with chrome mixer tap and further wall mounted digital shower

mixer, WC with concealed cistern and pedestal washbasin, tiled splash backs and floor, contemporary towel radiator and double glazed window to the side.

EXTERIOR

The property occupies a pleasant position tucked away in a small cul-de-sac location on a corner plot which benefits from a westerly rear aspect, to the fore of which is a Tarmac driveway providing off road car standing that in turn leads to a detached garage. The remainder of the frontage is laid to lawn but offers further scope to provide additional parking subject to necessary consents, with a central pathway leading to the front door. The side of the property gives access to a useful enclosed space bordered by panelled fencing that leads out into the westerly facing rear garden which is enclosed by feather edge board panelled fencing, having an initial paved terrace leading onto a central lawn with sleeper edged borders with established trees and shrubs and looks out onto a small wooded copse at the rear.



GARAGE

17'9" x 8'10" max (5.41m x 2.69m max)

A detached brick built garage with up and over door, power and light, potential storage in the eaves and courtesy door at the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

PLANNING PERMISSION

The property benefits from planning permission that was granted in May 2023, for a substantial single storey addition to the front and side, which would increase the accommodation and create a versatile space. Although not implemented, this does allow those with a higher budget to potentially extend the accommodation further, adding to the potential of the property. Further details can be found on Rushcliffe Borough Council's planning portal under reference 23/00648/FUL.

There are restrictive covenants within the title, relating to the original land sale, which may require permissions regarding further development.

ADDITIONAL NOTES

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

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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.

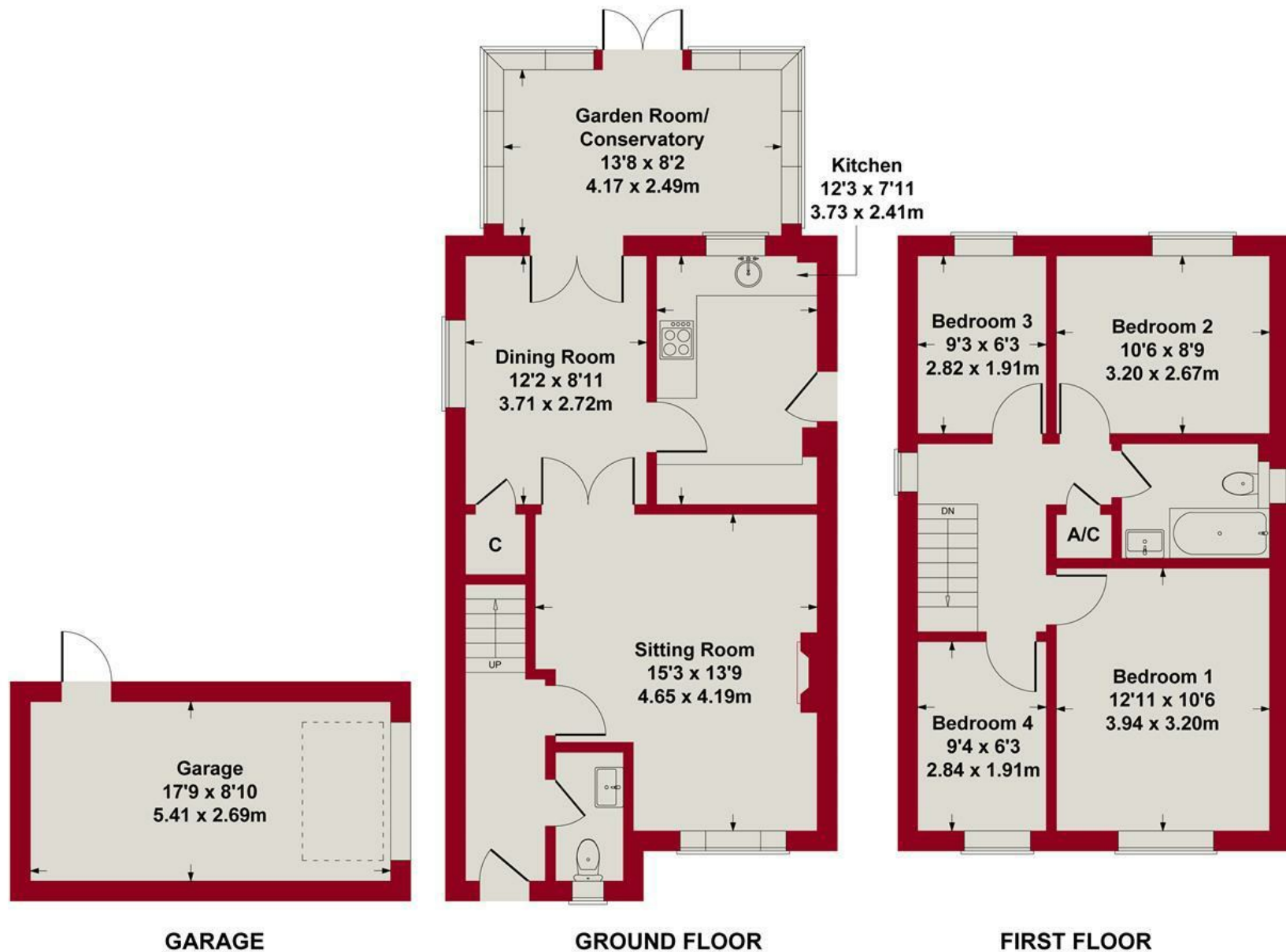
Flood assessment of an area:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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>



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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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



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



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