



5 Crow Court, Bingham, Nottinghamshire,
NG13 8TW

£465,000
Tel: 01949 836678

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

An excellent opportunity to purchase an interesting detached home tucked away within a small cul-de-sac setting shared with only a handful of other similar dwellings with these properties rarely coming to market. The property is well placed, tucked away in the corner of the cul-de-sac with off road parking and double garage to the front and pleasant landscaped, enclosed garden, at the rear which affords a westerly aspect.

Internally the property offers a versatile level of accommodation lying in the region of 1,400 sq.ft., boasting three main reception areas including a large open plan living/dining kitchen with patio doors out onto the rear, making use of the westerly aspect and flooding this room with light. In addition there is a ground floor cloak room and useful utility. To the first floor, leading off a central split level galleried landing, are four bedrooms, the main benefitting from ensuite facilities, and separate main bathroom.

The property would be particularly perfect for families either upsizing or relocating into the town, especially with its convenient location within walking distance of local schools and the heart of the town with its wealth of amenities and services.

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

12'3" x 9'3" (3.73m x 2.82m)



An attractive initial entrance vestibule with central spindle balustrade split level staircase rising to the first floor landing above, wood effect laminate flooring, central heating radiator, useful under stairs alcove and further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 2'10" (1.52m x 0.86m)



Having a two piece suite comprising close coupled WC and wall mounted washbasin and central heating radiator.

LIVING/DINING KITCHEN

20'7" x 12'5" (6.27m x 3.78m)



A well proportioned open plan light and airy space which benefits from a dual aspect as well as double glazed sliding patio doors leading out into the westerly facing rear

garden. The initial kitchen area is well appointed with a generous range of wall base and drawer units having a U shaped configuration of laminate preparation surfaces including integral breakfast bar, inset stainless steel sink and drain unit with chrome swan neck mixer tap, integrated appliances including Siemens four ring gas hob with single oven beneath, plumbing for dishwasher, central heating radiator and double glazed window to the side. The kitchen, in turn, is open plan to a light and airy reception area large enough to accommodate both a living and dining space having pitched roof, central heating radiator and sliding double glazed patio doors with integral blinds leading out into the rear garden.

From the kitchen a further door leads through into:



UTILITY ROOM

8'11" x 5' (2.72m x 1.52m)



Having fitted wall and base units, laminate preparation surfaces, inset stainless steel sink and drain unit, tiled splash backs, plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch gas central heating boiler, central heating radiator and double glazed exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

DINING ROOM

11' x 10'5" (3.35m x 3.18m)



A pleasant reception currently utilised as formal dining and linking through to the main sitting room, having central heating radiator, double glazed window to the front and an open ogee archway leading through into:



SITTING ROOM

19'9" x 13'8" (6.02m x 4.17m)



A well proportioned light and airy reception linking into the living area of the kitchen as well as having double glazed sliding patio door on the westerly aspect into the rear garden. The focal point to the room is a feature exposed brick fireplace with raised hearth and inset gas flame coal effect fire, having alcoves to the side, two central heating radiators and a further open ogee archway into an under stairs walk through area with useful storage cupboard and further door returning back to the initial entrance hall.



RETURNING TO THE INITIAL ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE SPLIT LEVEL STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING



Having access to loft space above, double glazed window to the front and further doors leading to:



BEDROOM 1

11'8" x 10'8" max (3.56m x 3.25m max)



A double bedroom benefitting from ensuite facilities with built in wardrobes, central heating radiator, double glazed window overlooking the rear garden and a further door leading through into:



ENSUITE SHOWER ROOM

8'9" x 6' (2.67m x 1.83m)



Having a contemporary suite comprising large shower enclosure with glass surround and wall mounted shower mixer, close coupled WC and pedestal washbasin, attractive marble tiled floor, central heating radiator, shaver point, built in shelved airing cupboard housing hot water cylinder and shower pump and double glazed window to the side.

BEDROOM 2

12'11" x 10'5" max (3.94m x 3.18m max)



A further double bedroom having a westerly aspect into the rear garden, built in wardrobes, central heating radiator and double glazed window.

BEDROOM 3

13'6" x 9' (4.11m x 2.74m)



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

BEDROOM 4/STUDY

11'2" x 7'10" (3.40m x 2.39m)



A relatively wall proportioned fourth bedroom which would accommodate a double bed but makes a generous single. Currently utilised as a home office having central heating radiator and double glazed window to the front.

BATHROOM

10'4" max x 8'4" max (3.15m max x 2.54m max)



An L shaped room having a three piece suite comprising large corner bath with chrome mixer tap with integral shower handset, WC with concealed cistern and pedestal washbasin, central heating radiator, shaver point and obscured double glazed window.

EXTERIOR



The property occupies a pleasant position tucked away in

this small development shared with only a handful of other similar dwellings, set back behind a low maintenance frontage which has been given over to provide off road parking for several vehicles and, in turn, leads to the brick and pantile double garage, having electric double width sectional door, power and light. A courtesy gate to the side gives access to a useful outdoor utility area, perfect for bin storage, that leads through into the main garden at the rear which benefits from a westerly aspect having initial paved terrace leading onto a central lawn with well stocked perimeter borders with established trees and shrubs.





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>

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

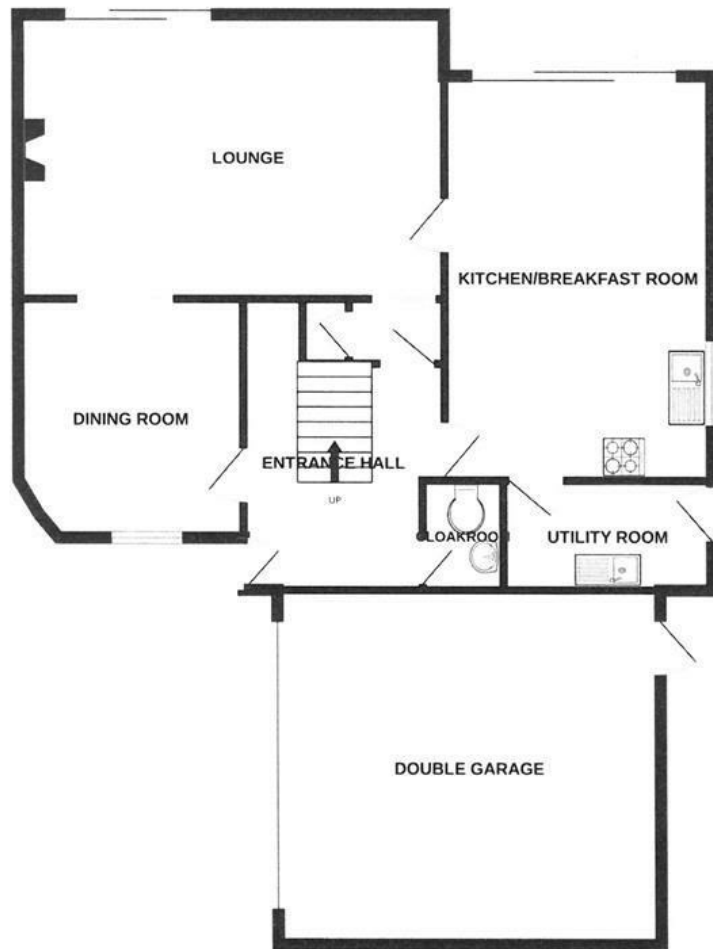
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Note:- we are aware of planning approval for an additional dwelling dating back to 2016, on an adjacent site to the rear of the property, further details are available at RBC planning portal under ref:- 15/01270/FUL. Its worth noting that plot 2 has already been constructed and inhabited several years ago and will screen the majority of the second plot, should it ever be constructed.

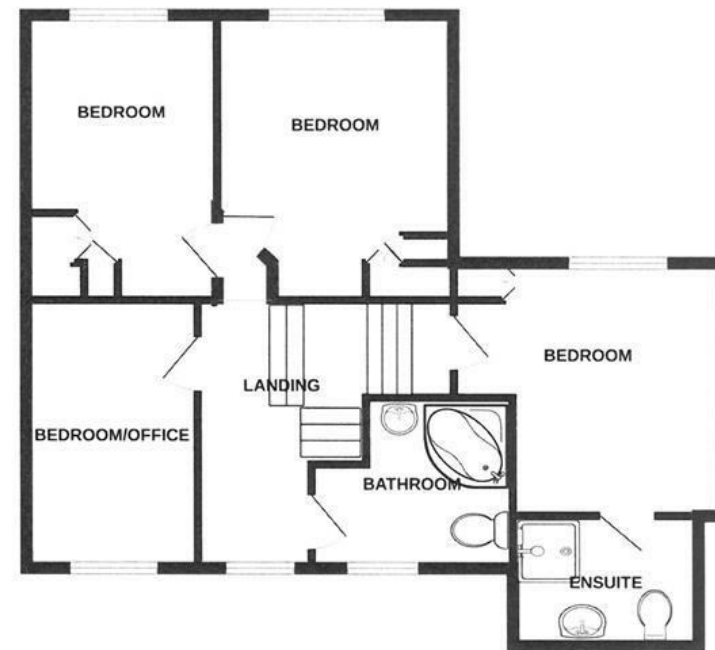
ADDITIONAL INFORMATION

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.

GROUND FLOOR



1ST FLOOR

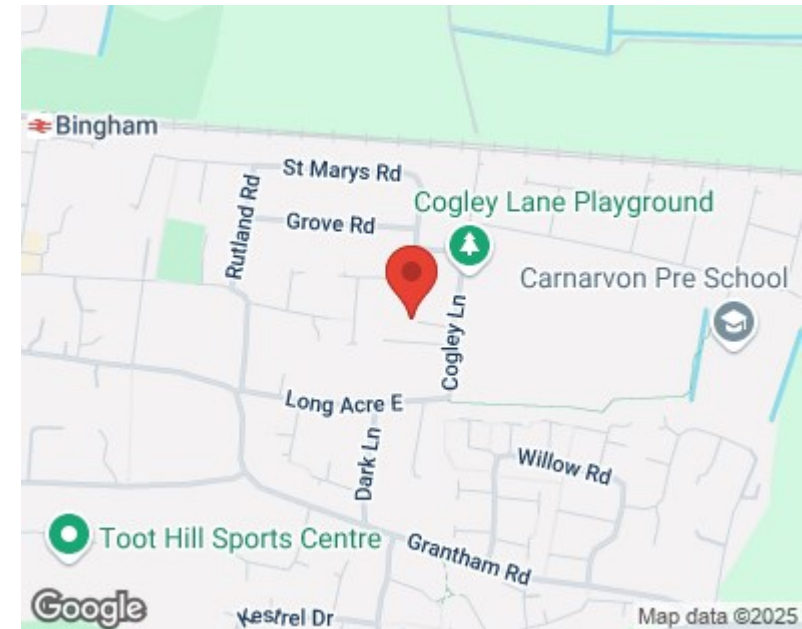


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75
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



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



RICS



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