



**19 Squires Grove, Bingham,
Nottinghamshire, NG13 7AW**

£285,000
Tel: 01949 836678

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

An opportunity to purchase a contemporary semi detached home originally completed by Barratt Homes in 2021, tucked away in a small cul-de-sac setting and benefitting from a southerly rear aspect with off road parking and enclosed garden at the rear.

Internally the property is well maintained and finished in relatively neutral decoration with contemporary fixtures and fittings, offering three bedrooms, ensuite and main bathroom. To the ground floor is an L shaped sitting room leading through into an open plan dining kitchen, the property also benefitting from a ground floor cloak room.

The property offers UPVC double glazing, gas central heating and electric car charging point as well as the balance of its warranties and viewing comes highly recommended to appreciate 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 MAIN ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having staircase rising the first floor landing and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'2" x 3' (1.57m x 0.91m)



Having a two piece contemporary suite comprising close coupled WC and washbasin with chrome mixer tap and tiled splash backs.

L SHAPED SITTING ROOM

16'4" max x 12'2" max (4.98m max x 3.71m max)



Benefitting from a dual aspect with double glazed windows to the front and side, central heating radiator and further door leading through into:



DINING KITCHEN

15' x 10'8" (4.57m x 3.25m)



A well proportioned open plan space which benefits from a southerly aspect into the rear garden, the initial reception area being large enough to accommodate a dining table and having useful under stairs storage cupboard and French doors into the rear garden. This area being open plan to the fully fitted kitchen having U shaped configuration of preparation surfaces with inset sink and

drain unit with chrome mixer tap, integrated appliances including dishwasher, ceramic hob with single oven beneath and chimney hood over, fridge freezer and washing machine, under unit lighting and double glazed window overlooking the garden.



RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Leading, in turn, to:

BEDROOM 1

13'6" max into alcove x 8'8" (4.11m max into alcove x 2.64m)



A double bedroom benefitting from ensuite facilities having central heating radiator, double glazed window to the front and further door leading through into:

ENSUITE SHOWER ROOM

8'2" x 4'5" (2.49m x 1.35m)



Having a contemporary suite comprising shower enclosure

with bifold screen and wall mounted shower, close coupled WC and pedestal washbasin, shave point and double glazed window to the side.

BEDROOM 2

10'3" x 8'8" (3.12m x 2.64m)



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

BEDROOM 3

9' x 6'4" (2.74m x 1.93m)



Currently utilised as a home office/dressing room but alternatively could be given over to an additional single bedroom having central heating radiator and double glazed window to the front.

BATHROOM

6'7" x 5'5" (2.01m x 1.65m)



Having a three piece modern suite comprising panelled

bath with shower over and glass screen, washbasin and closed coupled WC and double glazed window to the rear.

EXTERIOR



The property occupies a pleasant position within the development, tucked away in a small cul-de-sac and benefitting from a southerly rear aspect. The frontage offers an established border with pathway leading to the front door and, to the side of the property, is a tandem length Tarmacadam driveway with electric car charging point which in turn leads to the south facing rear garden which offers an initial paved terrace leading onto a central lawn enclosed by feather edged board fencing.



COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL INFORMATION

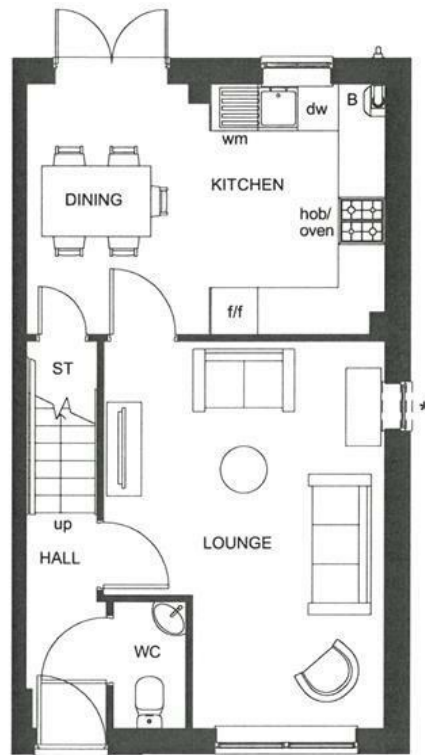
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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/>

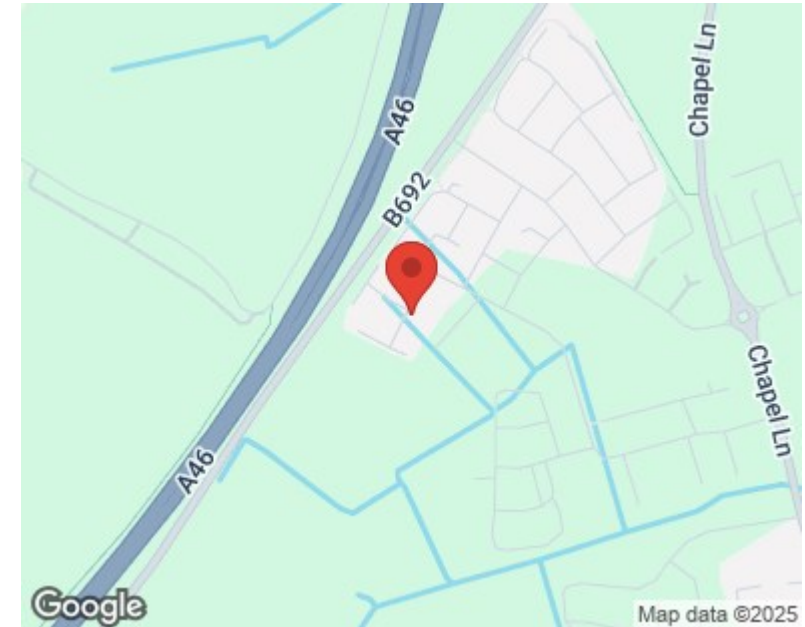
Planning applications: <https://www.gov.uk/search-register-planning-decisions>





| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (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 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.

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



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