



**16 Calder Gardens, Bingham,
Nottinghamshire, NG13 8YY**

£335,000

Tel: 01949 836678

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

- Contemporary Semi-Detached Town House
- Four Double Bedrooms
- Superb Living/Dining Kitchen
- Cul-De-Sac Location
- Viewing Highly Recommended
- Excellent Level of Accommodation
- Ensuite & Main Bathroom
- Garage & Driveway
- Southerly Rear Aspect

We have pleasure in offering to the market this immaculately presented and deceptive three storey semi detached home, originally constructed by Redrow Homes with various cosmetic improvements carried out since to create a light and airy well thought out and versatile home.

The property is tastefully decorated throughout with neutral contemporary decor and modern fixtures and fittings.

The accommodation is over three floors and includes an impressive master suite to the top floor comprising a generous double bedroom with fitted wardrobes and spacious ensuite shower room.

To the first floor are three further bedrooms, two being generous doubles, plus a family bathroom.

To the ground floor is a well proportioned initial entrance hall leading to a cloakroom and sitting room and a wonderful open plan living/dining kitchen benefitting from French doors leading out into the southerly facing rear garden and appointed with a generous range of units and integrated appliances.

The property occupies a landscaped plot tucked away in a small cul-de-sac with parking and garage to the side and south facing garden 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.

SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO INITIAL;

ENTRANCE HALL

13'0" x 5'1" (3.96m x 1.55m)

A relatively spacious initial entrance having turning staircase rising to the first floor landing,

useful understairs storage cupboard which also has plumbing and space for washing machine, central heating radiator, ceiling light point, Amtico flooring.

Further doors leading to;

GROUND FLOOR CLOAKROOM

6'0" x 3'0" (1.83m x 0.91m)

Having a two piece contemporary white suite comprising of close coupled WC, wash basin with chrome mixer tap mounted on vanity unit, tiled splashbacks, central heating radiator, ceiling light point, wall-mounted extractor.

SITTING ROOM

16'0" x 10'5" (4.88m x 3.18m)

A well-proportioned reception having large open doorway leading through into the kitchen, creating an excellent everyday living space having aspect to the front, central heating radiator, ceiling light point, UPVC double glazed window with window shutter, Amtico flooring.

LIVING DINING KITCHEN

19'2" x 12'10" (5.84m x 3.91m)

A fantastic open plan everyday living/dining space with aspect out into the rear garden, beautifully appointed to create a superb contemporary living space. The kitchen is appointed with a generous range of gloss fronted wall, base and drawer units, full-height larder unit, butchers block laminate work surfaces, island unit with further storage and inset 1810 Purquartz one and a half bowl sink with matching mixer tap, integrated appliances include five ring gas hob with tile splash back and chimney hood over, single oven with microwave over, fridge and freezer, wine rack, and dishwasher, central heating radiator, ceiling light point, UPVC double glazed window, attractive tiled floor.

The kitchen area is open plan living are, having continuation of tiled floor, access back into the sitting room, UPVC double glazed French doors leading out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL, A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having central heating radiator, ceiling light point, useful built-in storage cupboard.

Further doors leading to;

BEDROOM 2

15'5" into alcove x 11'0" (4.70m into alcove x 3.35m)

A well-proportioned double bedroom having aspect into the rear garden, central heating radiator, ceiling light point, UPVC double glazed window with window shutter.

BEDROOM 3

12'9" into alcove x 11'0" max (3.89m into alcove x 3.35m max)

A further double bedroom with fitted wardrobes, having ceiling light point, central heating radiator, UPVC double glazed window to the front.

BEDROOM 4

9'9" x 8'0" (2.97m x 2.44m)

Currently utilised as a home office but is large enough to accommodate a double bed, having aspect into the rear garden, central heating radiator, ceiling light point, UPVC double glazed window.

FAMILY BATHROOM

8'10" x 6'2" (2.69m x 1.88m)

Beautifully appointed with a contemporary three piece white suite comprising of panelled bath with glass screen, chrome wall-mounted thermostatic shower mixer with independent handset over, close coupled WC, half pedestal wall-mounted wash basin with chrome mixer tap, mirrored splashback, chrome contemporary towel radiator, ceiling light point and extractor, UPVC obscure double glazed window to the front.

FROM THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE SECOND FLOOR WHERE A FURTHER DOOR LEADS TO;

MASTER SUITE

15'10" max x 11'0" (4.83m max x 3.35m)

A well-proportioned double bedroom benefitting from full-height built-in wardrobes with gloss contemporary door fronts, two central heating radiators, ceiling light point, UPVC double glazed dormer window to the front with window shutter, Velux skylight to the rear, large walk-in storage cupboard.

Further door leading through into;

ENSUITE SHOWER ROOM

7'7" x 7'10" into shower enclosure (2.31m x 2.39m into shower enclosure)

Fitted with a contemporary white suite comprising of shower enclosure with glass screen and chrome wall-mounted shower mixer with independent handset over, close coupled WC, half-pedestal wall-mounted wash basin with chrome mixer tap, tiled splashback, wall-mounted shaver point, chrome contemporary towel radiator, ceiling light point, access to loft space above, built-in airing cupboard which houses the gas central heating boiler.

EXTERIOR

The property occupies a pleasant corner plot tucked away in a small cul-de-sac setting and benefitting from a southerly rear aspect, occupying a relatively low maintenance plot with a good level of off road car standing and detached garage.

The rear garden is mainly laid to lawn, with access into the kitchen making an excellent outdoor entertaining/living space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D

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).

The Cul-de-sac is a private close, with each property in ownership of a section, with a right of way and shared responsibility for maintenance.

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>

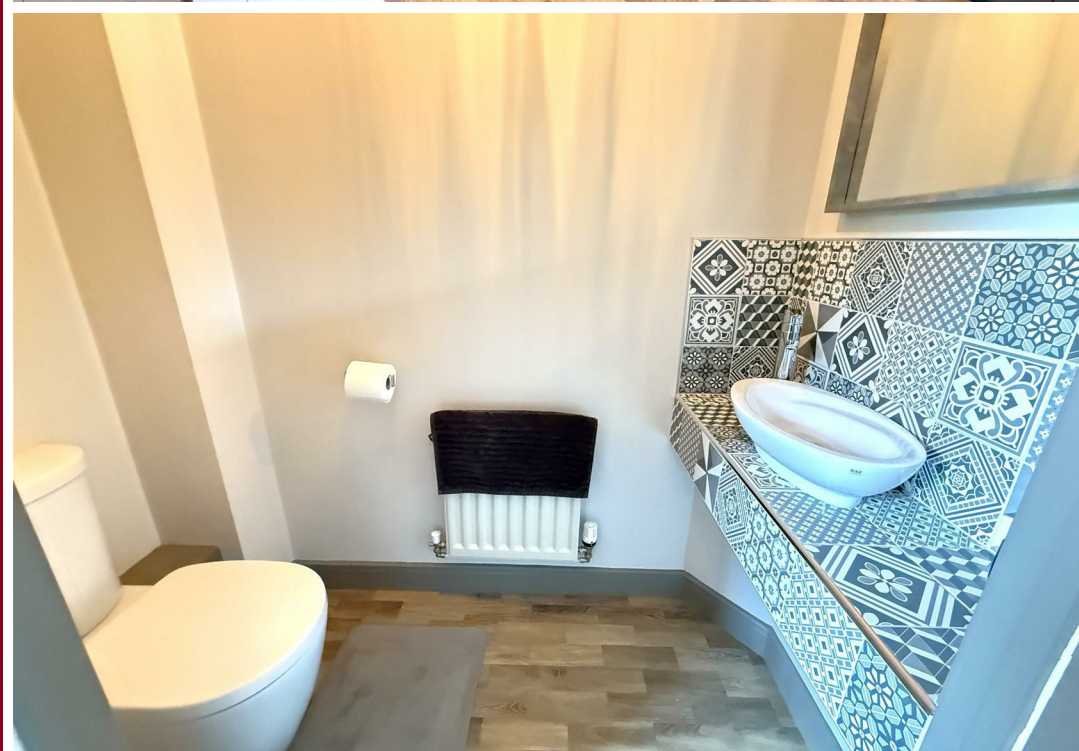
School Ofsted reports:-

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

Planning applications:-

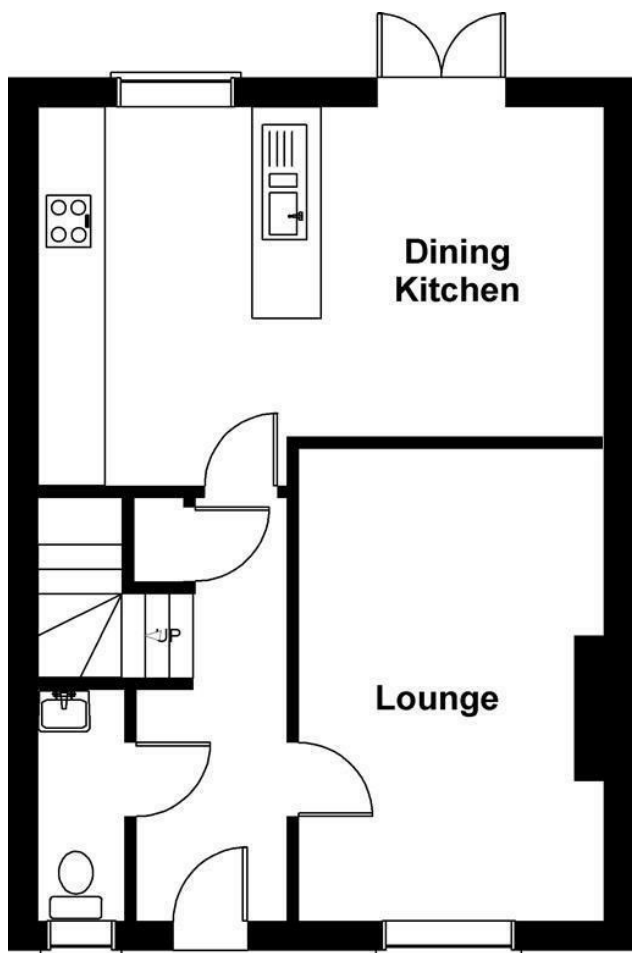
<https://www.gov.uk/search-register-planning-decisions>



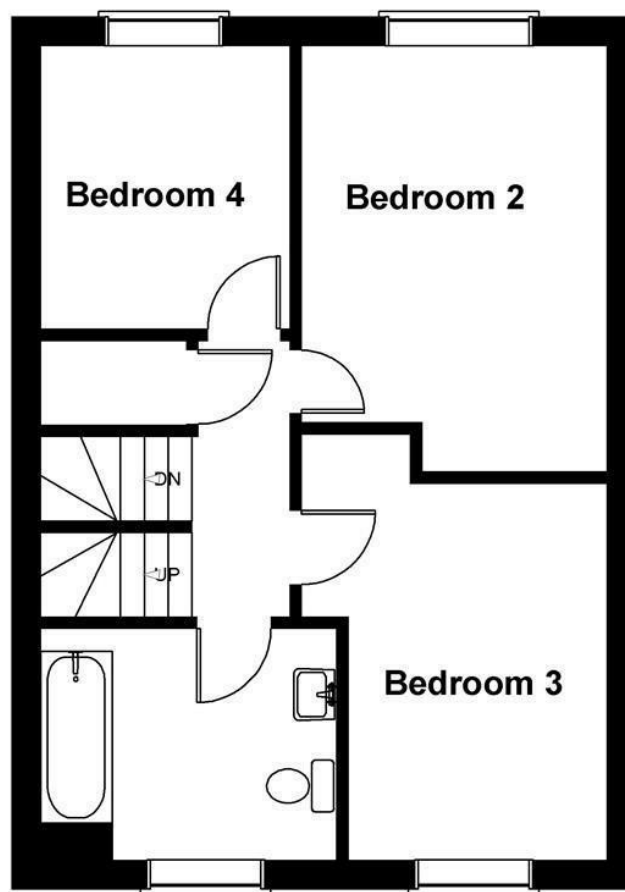




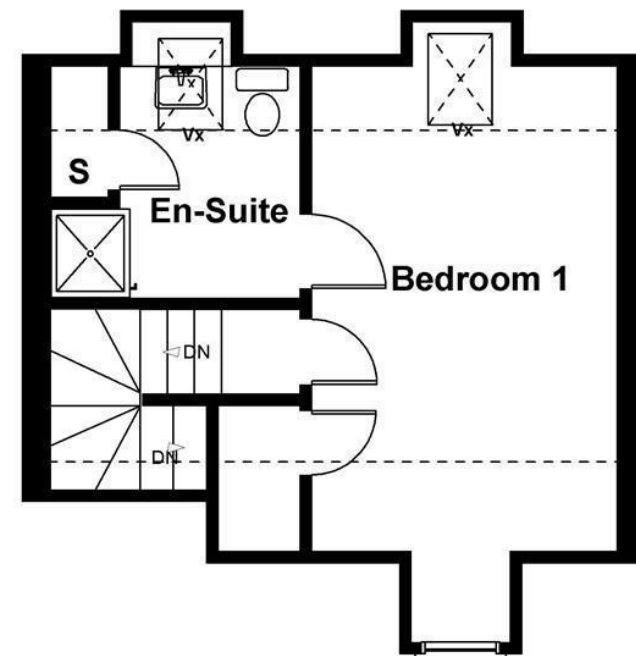




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

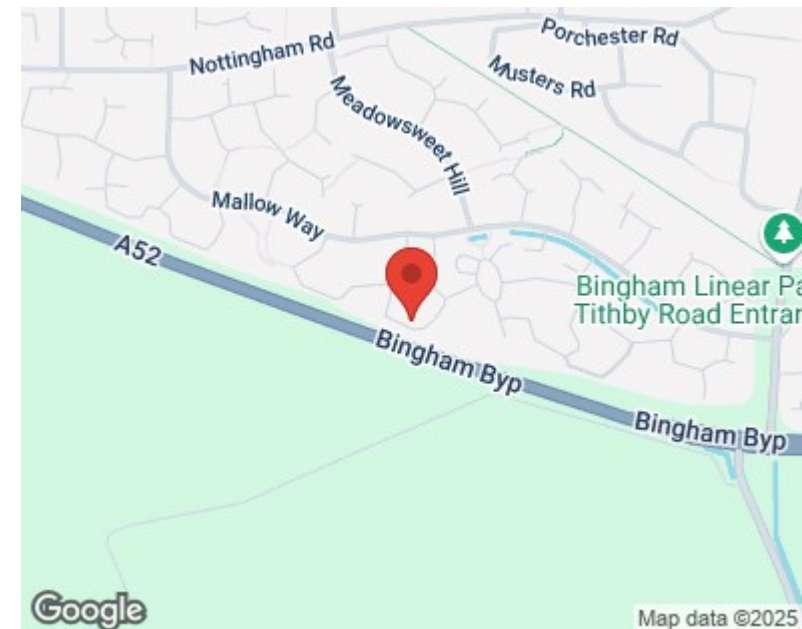
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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 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



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