



5 Banks Crescent, Bingham, Nottinghamshire,
NG13 8BP

No Chain £675,000

Tel: 01949 836678

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

- Detached Family Home
- Thoughtfully Extended & Reconfigured
- 5 Bedrooms
- 2 Main Receptions
- Utility & Ground Floor Cloak Room
- Accommodation Over 3 Floors
- Tastefully Modernised Throughout
- 3 Bath/Shower Rooms
- Dining Kitchen
- Gated Driveway & Garage

An excellent opportunity to purchase a truly individual detached traditional home, tucked away in a small cul-de-sac setting located off The Banks, being one of the most well regarded locations within the town. The property is positioned within easy walking distance of the wealth of local amenities including a two minute walk to Toot Hill School but is in a small close providing a quiet backwater.

The property offers a deceptive level of accommodation having been extended and reconfigured over the years offering in the region of 1,800 sq.ft. spanning three floors, boasting up to five bedrooms and three bath/shower rooms as well as two main reception areas with the addition of a useful conservatory and breakfast area to the kitchen. The property also offers a utility room and ground floor cloak room.

The property has been sympathetically modernised over the years with a blend of both contemporary and traditional fittings and the house offers a delightful homely feel with many features and each room offering its own individuality.

As well as the internal accommodation the property occupies a delightful plot, generous by modern standards, with large block set, gated driveway, and garage. To the rear is a well stocked, established, enclosed garden, perfect for the families and the keen gardener.

Overall this is a fantastic, individual family home which could well appeal to a wide audience, particularly with its convenient location and 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.

ATTRACTIVE CANOPIED TRADITIONAL STYLE PORCH LEADS VIA A COTTAGE STYLE ENTRANCE DOOR INTO:

MAIN ENTRANCE HALL

14' x 8'9" (4.27m x 2.67m)

A well proportioned entrance vestibule having attractive spindle balustrade turning staircase rising to the first floor landing, stripped wood block flooring, deep skirtings and architrave, central heating radiator, useful built in cloaks cupboard and further doors leading to:

GROUND FLOOR CLOAK ROOM

6'3" x 4'10" (1.91m x 1.47m)

An L shaped room having a two piece modern suite comprising close coupled WC and wall mounted washbasin with chrome taps and tiled and mirrored splash backs and window to the front.

SITTING ROOM

21'6" x 14'7" (6.55m x 4.45m)

A really attractive, well proportioned, light and airy space benefitting from a dual aspect and offering a delightful, traditional, homely atmosphere with the focal point to the room being a beautiful period style finished stone fire surround and mantel with tiled hearth and inset cast iron fireplace. The room also having attractive parquet flooring, traditional style column radiators, built in dresser units with shelved alcoves and low level cupboards, deep skirtings, windows to the front and rear elevations and French doors out into the garden. Double doors lead through into:

CONSERVATORY

9'5" x 8'3" (2.87m x 2.51m)

A useful addition to the property providing a versatile reception area having attractive double glazed, clear glass, pitched roof, double glazed side panels with opening top lights, low level storage cupboards and French doors into the rear garden.

DINING ROOM

15'4" x 9'2" (4.67m x 2.79m)

A versatile reception ideal as formal dining linking through into the kitchen and with separate access into the main entrance hall. The room having attractive part pitched ceiling with inset skylight, continuation of wood flooring, deep skirtings, window to the side, French doors at the rear and an open doorway leading through into:

BREAKFAST KITCHEN

20'6" x 7'8" (6.25m x 2.34m)

A well proportioned space having been extended to the rear elevation with an attractive pitched roof addition with inset skylight and window overlooking the rear garden. The kitchen being tastefully appointed with a generous range of contemporary gloss fronted wall, base and drawer units with brush metal fittings and two runs of preparation surfaces providing a good working area, having inset sink and drain unit with brush metal swan neck mixer tap, integrated appliances including Neff fan assisted oven, five ring Neff gas hob with chimney hood over, under counter fridge, freezer and dishwasher, continuation of the stripped wood flooring, deep skirtings. door returning to the main entrance hall and a further door leading to:

UTILITY ROOM

8'8" x 8'5" (2.64m x 2.57m)

A really useful space providing a good level of storage having fitted wall and base units complementing the main kitchen with laminate preparation surface over, inset sink and drain

unit, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and courtesy door into the garage.

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

FIRST FLOOR LANDING

An attractive space flooded with light having window to the front elevation, spindle balustrade, staircase rising to the second floor with useful under stairs storage cupboard and further doors leading to:

BEDROOM 1

12'8" (excluding wardrobes) x 11'2" (3.86m (excluding wardrobes) x 3.40m)

A well proportioned double bedroom benefitting from ensuite facilities, having a run of full height integrated wardrobes, deep skirtings and window to the rear.

ENSUITE SHOWER ROOM

8'11" x 5'10" (2.72m x 1.78m)

Tastefully appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted digital shower with both independent handset and rainwater rose over, WC with concealed cistern and vanity unit with quartz vanity surround and undermounted basin with wall mounted mixer tap, contemporary towel radiator and window to the rear.

BEDROOM 2

10' x 14'8" max (3.05m x 4.47m max)

A further double bedroom with aspect to the front, being fitted with a range of integrated wardrobes with central dressing table and drawer unit, also having deep skirtings and window to the front.

BEDROOM 3

13' x 8'4" (3.96m x 2.54m)

A further double bedroom which benefits from a dual aspect with window to both side and rear, having integrated wardrobes and deep skirtings.

BEDROOM 4

8'3" x 6' max (2.51m x 1.83m max)

Currently utilised as a first floor office but would be suitable for a single bed, additional dressing room or nursery having window with a pleasant aspect down the close to the front.

BATHROOM

6'2" x 5'8" (1.88m x 1.73m)

Having a three piece suite comprising bath with wall mounted shower above, WC with concealed cistern and pedestal washbasin, contemporary towel radiator and window to the front.

RETURNING TO THE FIRST FLOOR LANDING A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

SECOND FLOOR LANDING

A pleasant light and airy space having attractive pitched ceiling with inset skylight, an excellent level of storage with integrated low level cupboards, additional access to under eaves and further doors leading to:

BEDROOM 5

14'7" x 12'8" to eaves (4.45m x 3.86m to eaves)

A double bedroom benefitting from a dual aspect with skylights to the front and rear, attractive pitched ceiling and deep skirtings. This combined with the adjacent bathroom would make a fantastic suite ideal for teenagers.

BATHROOM

8'2" x 9'6" (2.49m x 2.90m)

A well proportioned room having a three piece suite comprising double ended bath with centrally mounted chrome mixer tap with integral shower handset, wall hung WC with concealed cistern and half pedestal washbasin with chrome mixer tap, contemporary towel radiator and pitched roof with inset skylight and attractive far reaching views.

EXTERIOR

The property occupies a fantastic location tucked away in a small cul-de-sac setting, positioned within easy walking distance of the heart of the town and occupying what is a relatively generous plot by modern standards, set back behind a gated driveway with large, block set area providing a good level of off road car standing and, in turn, leading to the attached brick built garage. The driveway is bordered by contemporary fencing and established hedging with well stocked borders and having access through to the rear garden which is a delightful feature of the property. The garden has been lovingly established over the years and is well stocked with an abundance of mature trees and shrubs having a large central lawn and various seating areas creating an outdoor space for the keen gardener and families.

GARAGE

16'2" x 8'1" (4.93m x 2.46m)

Having pitched roof with useful storage in the eaves, double ledge and brace timber doors, obscured glazed window to the side, power and light and electric car charging point.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

Property is understood to be on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor)

We understand there is an approved planning application for works to a neighbouring property. Further details can be found on RBC planning portal under ref:- 24/01059/FUL

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>

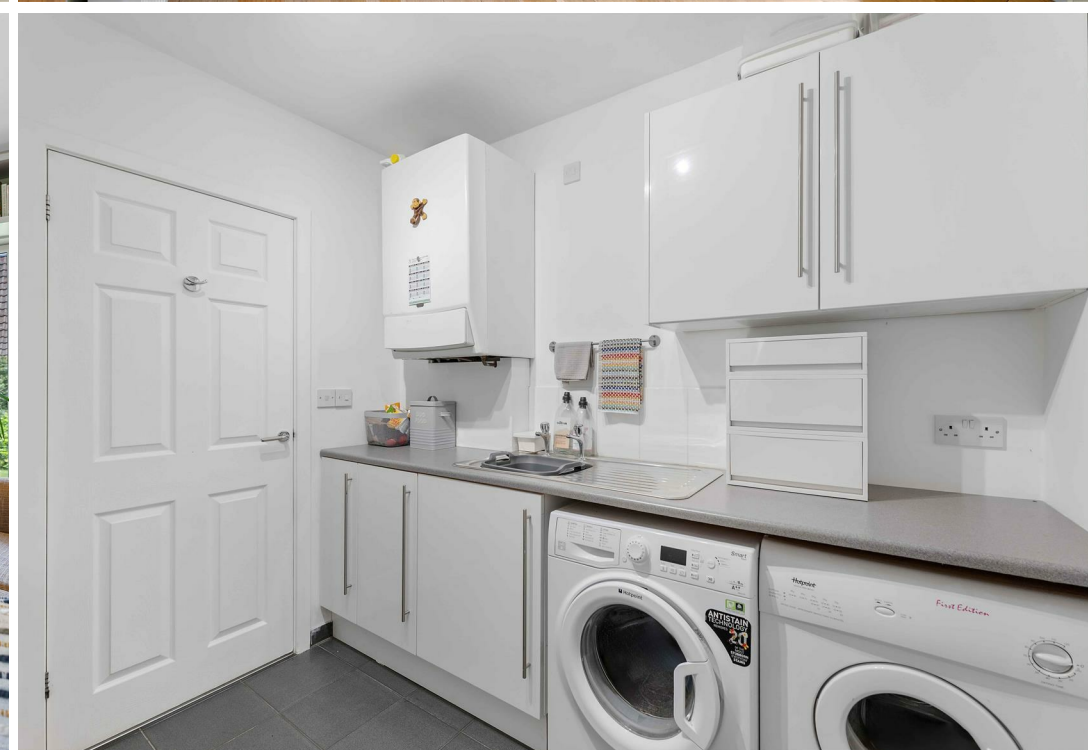
School Ofsted reports:-

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

Planning applications:-

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



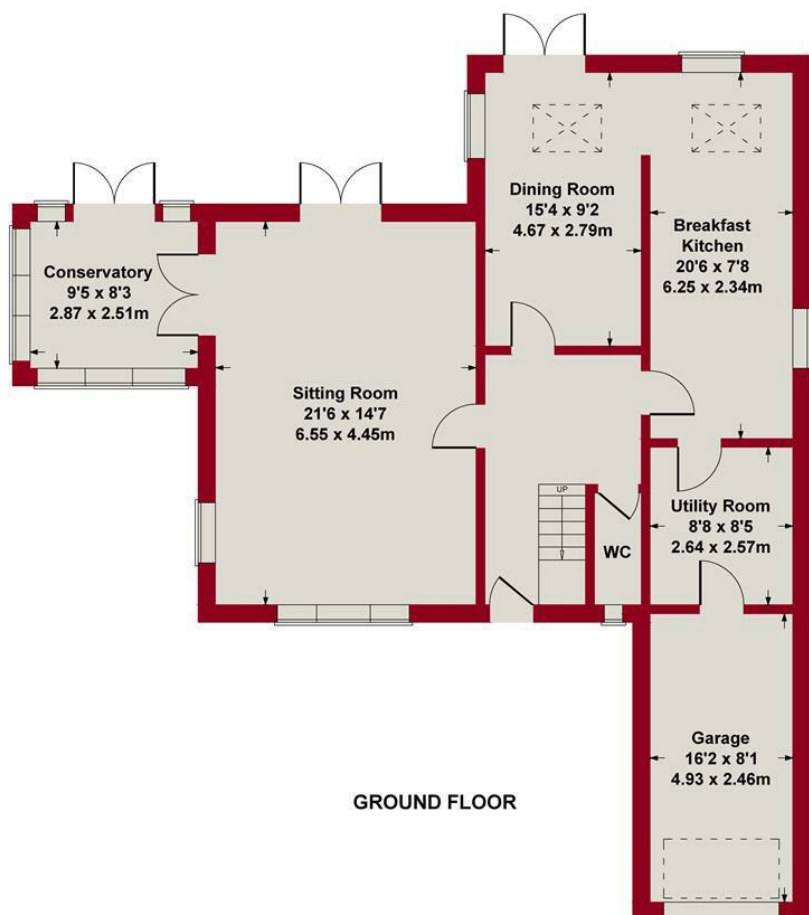




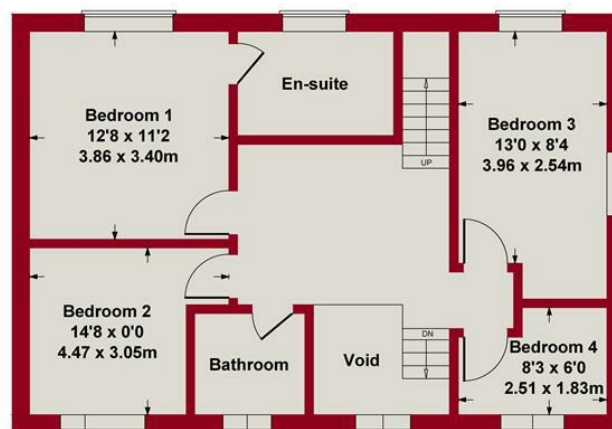




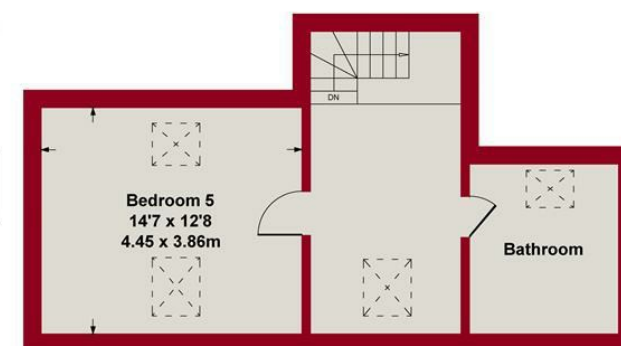




GROUND FLOOR



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.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



RICS



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