



13 Newton Avenue, Bingham,
Nottinghamshire, NG13 8FU

No Chain £275,000

Tel: 01949 836678

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

- Traditional Semi Detached Home
- Extended Accommodation
- 2 Reception Areas
- Ground Floor Cloak Room & Utility
- Pleasant Enclosed Rear Garden
- Recently Modernised Throughout
- Contemporary Fixtures & Fittings
- 3 Bedrooms
- Off Road Parking
- No Upward Chain

We have pleasure in offering to the market this recently extended and modernised traditional, semi detached, home. The property has just undergone a complete programme of thoughtful renovation creating a well presented home upgraded throughout with contemporary fixtures and fittings, tasteful decoration and floor coverings and is, in effect, a new home within a more traditional shell.

The property has benefitted from a single storey extension to the rear that is open plan to a tastefully appointed breakfast kitchen which, combined, creates a fantastic everyday living/entertaining space which links out into the rear garden. A further sitting room with dual aspect provides a further versatile reception space which in turn leads off an initial well proportioned entrance hall with utility and ground floor cloak room. To the first floor there are three well proportioned bedrooms and a fully refitted contemporary bathroom which, overall, combines to create an excellent home perfect for young families.

As well as the internal accommodation the property occupies a pleasant landscaped plot with the front garden designed to maximise off road parking, having a stone chipping driveway and access to the side into an enclosed rear garden where an initial terrace leads onto a central lawn enclosed by hedging and fencing.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and accommodation.

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 CONTEMPORARY ENTRANCE DOOR AND SIDE LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11'7" x 6'1" (3.53m x 1.85m)

A relatively well proportioned space providing a pleasant initial vestibule having staircase rising to the first floor landing with useful under stairs storage cupboard beneath, attractive wood effect laminate flooring and further doors to:

SITTING ROOM

14'5" x 11' (4.39m x 3.35m)

A pleasant reception benefitting from a dual aspect with double glazed window to the front and side and feature alcove.

Returning to the initial entrance hall an inner lobby area gives access into both the utility and kitchen.

KITCHEN

14'4" x 10' (4.37m x 3.05m)

A well proportioned space which opens out into the addition of a single storey extension at the rear which combined creates an excellent everyday living/entertaining space and approximately 245 sq.ft. of floor area. The initial kitchen is tastefully appointed being fitted with a new range of gloss fronted contemporary wall, base and drawer units with brush metal fittings, having two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome mixer tap and metro style tiled splash backs, integrated appliances including ceramic hob with stainless steel chimney hood over and single oven beneath, fridge and freezer, space for further free standing appliance ideal for a dishwasher, double glazed window to the side and inset downlighters to the ceiling.

An open doorway leads through into:

GARDEN/DINING ROOM

10'7" x 8'2" (3.23m x 2.49m)

A versatile reception space which would make either formal dining or an additional living area leading out into the rear garden and creates an excellent area combined with the kitchen, perfect for everyday living. The room having central heating radiator, inset downlighters to the ceiling and double glazed sliding patio door to the rear.

Returning to the inner lobby area a further door leads into:

UTILITY ROOM

6' x 6' (1.83m x 1.83m)

Offering a further excellent level of storage having built in wall, base and larder unit complementing the main kitchen, laminate work surface with inset stainless steel sink and drain unit, space and plumbing for washing machine beneath, central heating radiator and further door into:

GROUND FLOOR CLOAK ROOM

3'11" x 2'11" (1.19m x 0.89m)

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

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:

BEDROOM 1

13'9" max x 10'1" max (4.19m max x 3.07m max)

A well proportioned double bedroom having aspect into the rear garden, built in cupboard which also houses the gas central heating boiler and double glazed window.

BEDROOM 2

10' x 11'3" (3.05m x 3.43m)

Having an initial walk through corridor which leads through into the main bedroom, being a well proportioned double bedroom with an aspect to the front and double glazed window.

BEDROOM 3

10'8" x 6'11" (3.25m x 2.11m)

Potentially this room could accommodate a double bed but makes a relatively generous single having over stairs bulkhead and double glazed window to the front.

BATHROOM

8'2" x 5'6" (2.49m x 1.68m)

Tastefully appointed with a contemporary suite comprising panelled bath with chrome mixer tap with both integral shower handset and further wall mounted shower mixer with independent handset over, glass screen and low maintenance splash backs, close coupled WC and wall mounted vanity unit with inset washbasin with chrome mixer tap, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the rear.

EXTERIOR

The property is set back from the avenue behind a landscaped frontage which has been designed to maximise off road parking. A picket fenced boundary with open gateway leads onto a stone chipping driveway with block set edging providing off road car standing for several vehicles. To the side of the property a courtesy gate gives access into the rear garden which is enclosed to all sides with feather edged board fencing and established hedging, having a central lawn and paved terrace to the side and rear which links back into the living area of the kitchen.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

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).

Please note the Energy performance certificate was carried out in 2023, prior to the property having a full refurbishment in 2025. It now has a brand new replacement more efficient central heating boiler.

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>

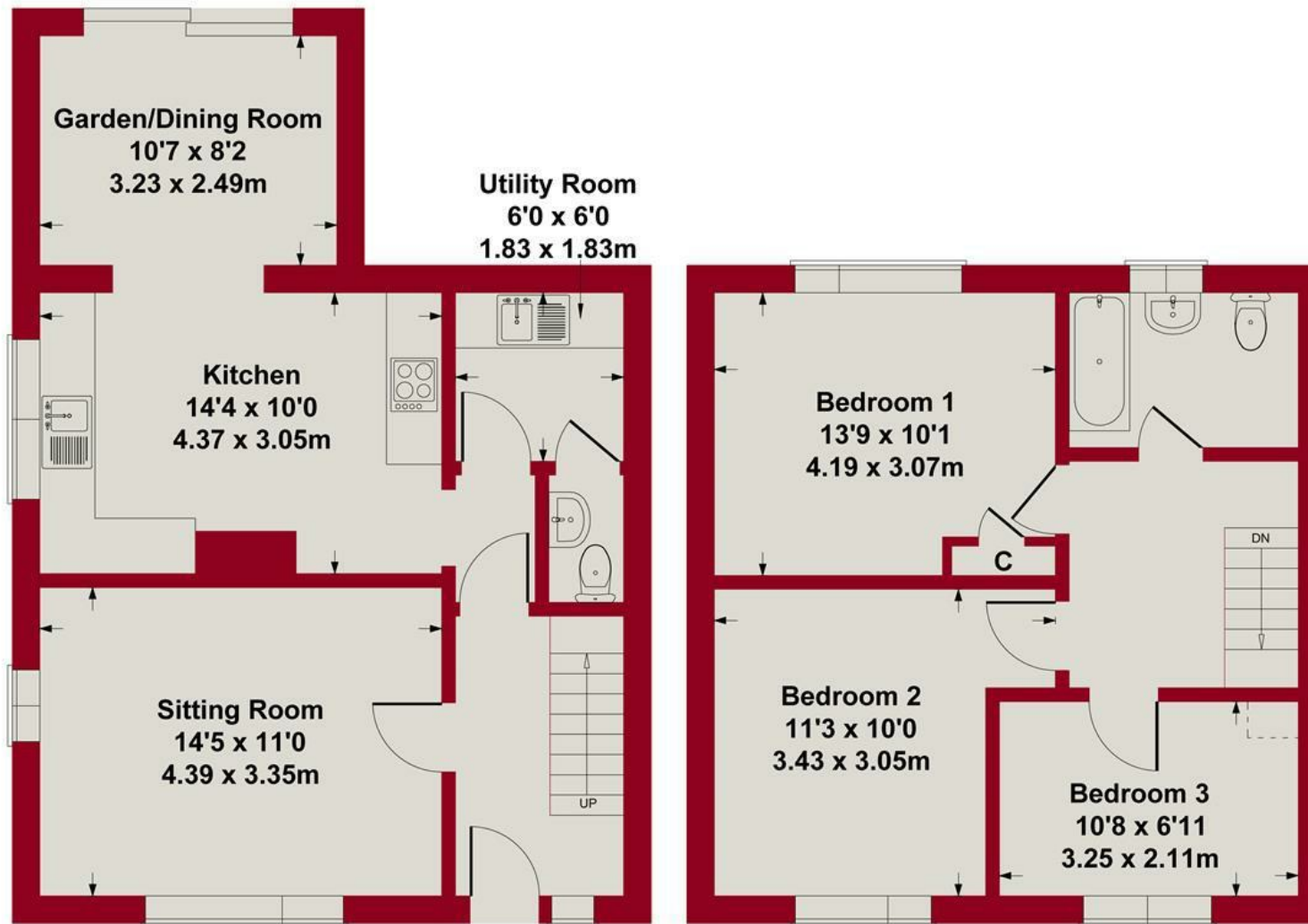












GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

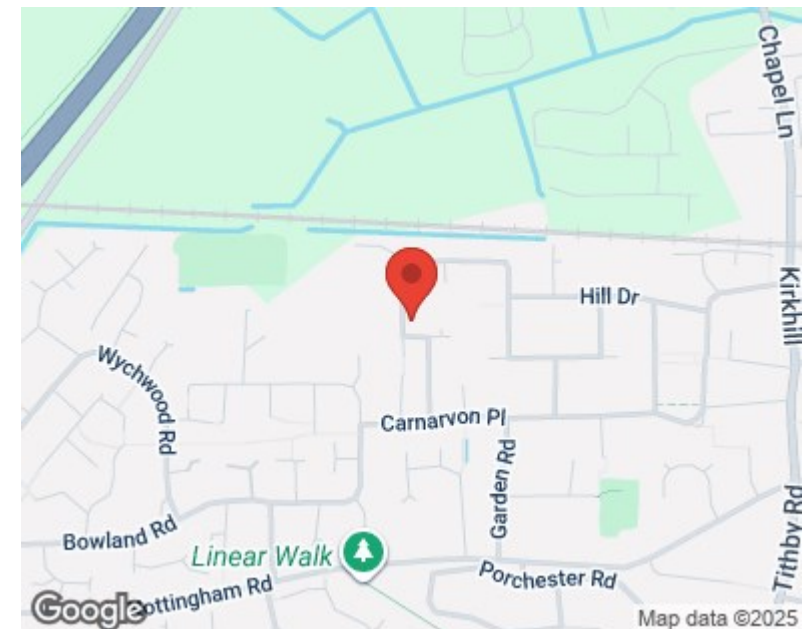
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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