



15 Thoresby Road, Bingham,
Nottinghamshire, NG13 8RE

£274,000

Tel: 01949 836678

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

- Link Detached Home
- 3 Reception Areas
- Ample Off Road Parking
- Westerly Facing Rear Garden
- Positioned Within Easy Access to Amenities
- 3 Bedrooms
- Generous Frontage
- Garage & Car Port
- Some Updating Required
- Viewing Highly Recommended

An opportunity to purchase a link detached home conveniently located within a popular area of the town, positioned within walking distance of both local amenities and bus stops giving ease of access to local amenities.

The property comprises two main reception areas comprising a full width sitting room and separate dining room which leads into the useful addition of a large conservatory at the rear and a fitted kitchen while, to the first floor, there are three bedrooms and main bathroom.

The property benefits from UPVC double glazing and gas central heating with updated boiler.

The property is likely to require some level of cosmetic updating based on today's requirements but would provide a blank canvas for those wishing to place their own mark on a home.

As well as the internal accommodation the property occupies a pleasant plot, set well back behind a large open plan frontage with ample off road parking which, in turn, leads to a covered car port and garage at the rear. The property also benefits from a pleasant, enclosed, established garden which links back into the conservatory.

Overall viewing comes highly recommended to appreciate both the location, accommodation and potential 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.

UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

5'2" x 5'11" (1.57m x 1.80m)

Having built in under stairs storage cupboard and, in turn, further doors leading to:

SITTING ROOM

16'6" x 10'6" (5.03m x 3.20m)

A well proportioned light and airy reception benefitting from windows to two elevations

including a large double glazed picture window to the front flooding the reception space with light. In addition to the room having a raised tiled hearth with a gas fire, radiator and a further door leading through to:

DINING ROOM

15' x 8'8" (4.57m x 2.64m)

A further versatile reception space ideal as formal dining lying adjacent to the kitchen and having a further door returning to the initial entrance hall. The room having a useful built in cupboard, central heating radiator, balustrade staircase rising to the first floor and double glazed patio door into:

CONSERVATORY

15'7" x 9'6" (4.75m x 2.90m)

A well proportioned space providing a further versatile reception room overlooking the rear garden, benefitting from a westerly aspect, having pitched polycarbonate roof, double glazed side panels with opening top lights, French doors leading out into the rear garden and a further courtesy door giving access into the garage.

Returning to the initial entrance hall a further door gives access into:

KITCHEN

8'9" x 6'6" (2.67m x 1.98m)

Although likely to require a general programme of modernisation the kitchen is fitted with a generous range of wall, base and drawer units, having a U shaped configuration of laminate preparation surfaces with inset sink and drain unit with mixer tap and tiled splash backs, space for free standing cooker, plumbing for washing machine and double glazed window overlooking the conservatory.

RETURNING TO THE DINING A BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, built in airing cupboard which houses the updated gas central heating boiler and provides a good level of storage, double glazed window to the side and further doors to:

BEDROOM 1

9'8" x 10'4" (2.95m x 3.15m)

A double bedroom having aspect to the front, with built in wardrobe, central heating radiator and double glazed window.

BEDROOM 2

12'4" x 9'3" (3.76m x 2.82m)

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

BEDROOM 3

7'6" x 6'9" (2.29m x 2.06m)

A single bedroom having aspect to the front with central heating radiator and double glazed window.

BATHROOM

8'10" max x 6'11" (2.69m max x 2.11m)

A L shaped room having a three piece suite comprising panelled bath with chrome mixer tap and integral shower handset and further wall mounted electric shower, close coupled WC and pedestal washbasin, fully tiled walls, central heating radiator and double glazed window to the rear.

EXTERIOR

The property occupies a really convenient location set well back from the road behind a large open plan frontage which is mainly laid to lawn but with established perimeter borders. A driveway provides an excellent level of off road parking for 3 to 4 vehicles and leads under a car port and, in turn, a garage at the rear. The rear garden benefits from a westerly aspect. Leading off the car port a further double glazed courtesy door gives access into the conservatory. The rear garden is mainly laid to lawn with perimeter borders well stocked with established shrubs.

GARAGE

18'8" x 8'2" (5.69m x 2.49m)

Having up and over door, power and light and double glazed single French door to the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

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).

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

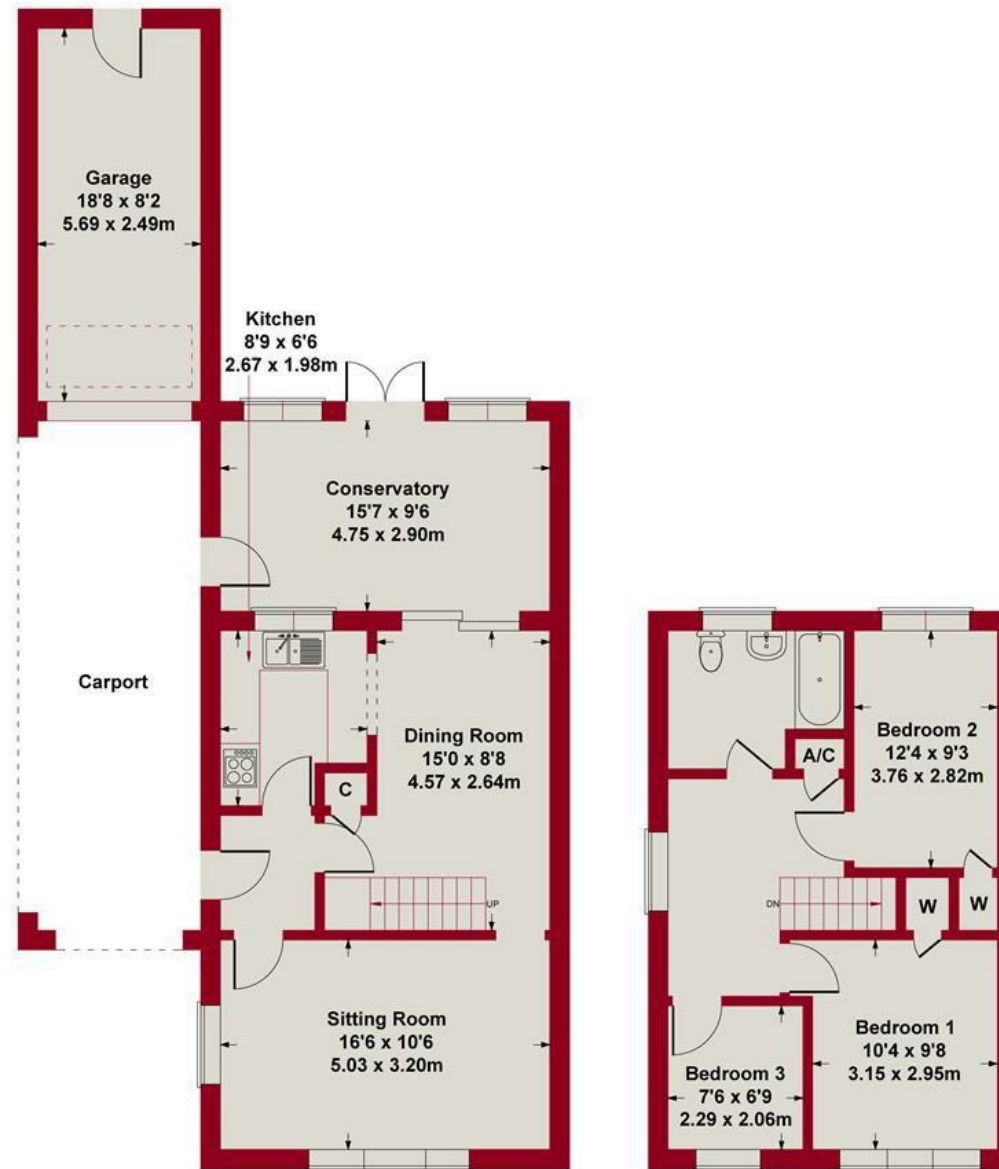
Planning applications:-

<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.

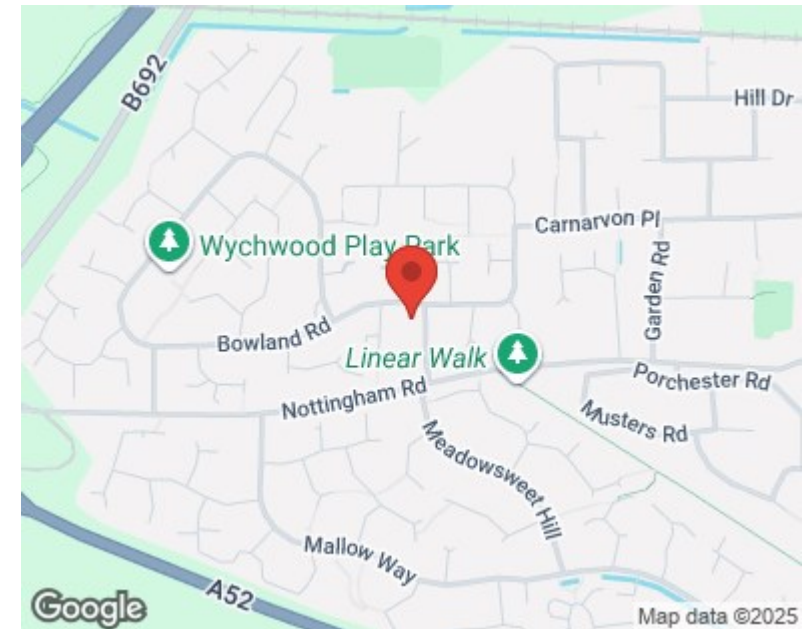
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 **RICHARD
WATKINSON
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		80
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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