



39 Widnall Drive, Bingham, Nottinghamshire,
NG13 7AR

£310,000
Tel: 01949 836678

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

- Semi Detached Contemporary Home
- Balance Of Warranties
- 3 Bedrooms 2 Receptions
- Ensuite & Main Bathroom
- Tandem Length Driveway & Garage
- Completed in 2020
- Accommodation Over 3 Floors
- Open Plan Dining Kitchen
- Ground Floor Cloak Room
- Viewing Highly Recommended

An excellent opportunity to purchase a semi detached contemporary, three storey, home completed by Barratt Homes in 2020 to their popular Kingsville design. The property offers versatile living over three floors and is immaculately presented throughout, having neutral decoration and contemporary fixtures and fittings and is presented in a move in condition.

The accommodation extends to around 1,120 sq.ft. with this design promoted by Barratts as a four bedroomed home which shows its additional versatility, having a ground floor room which could be utilised as an additional bedroom if required. In reality the property works better as a three double bedroomed home with two receptions, the proposed fourth bedroom making an ideal study or play room.

The layout comprises an initial entrance hall with a good level of storage, having a large integrated cupboard and ground floor cloak room and study/bed 4 off and an open plan living kitchen which is tastefully appointed with a generous range of units and integrated appliances, leading through a dining/reception space and out into the enclosed rear garden. To the first floor there is a further reception which offers an aspect down the opposing close and the master suite with an ensuite shower room and aspect into the rear garden. To the second floor there are two further bedrooms and a central bathroom.

As well as the internal accommodation the property occupies a pleasant position within this now established development, having a tandem length driveway to the side which leads to a single and, in turn, the enclosed landscaped rear garden which is already established with an initial terrace leading onto a central lawn and decked seating area.

Overall this is a versatile home which is likely to appeal to a wide audience with viewing coming highly recommended to appreciate both the accommodation and location.

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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'8" x 4' (plus 2' for cupboard) (4.17m x 1.22m (plus 0.61m for cupboard))

Having a good level of built in storage with double doors giving access into a generous cloaks cupboard measuring 4'5" x 2'4" also housing the electrical consumer unit and gas central heating boiler.

Further doors, in turn, lead to:

L SHAPED DINING KITCHEN

20' max x 12'10" max (6.10m max x 3.91m max)

A well proportioned L shaped space having an initial kitchen area leading through into an open plan reception which is large enough to accommodate both a living and dining area and benefitting from access out into the rear garden. The initial kitchen is tastefully appointed with a generous range of gloss fronted contemporary wall, base and drawer units with brushed metal fittings, having a U shaped configuration of granite effect laminate preparation surfaces. inset stainless steel sink and drain unit with chrome swan neck mixer tap and metro style tiled splash backs, integrated appliances including stainless steel finish four ring gas hob with splash back and chimney hood over, single oven beneath, fridge, freezer, dishwasher and washer dryer, inset downlighters to the ceiling, useful built in under stairs storage cupboard and double glazed French doors leading out into the rear garden.

STUDY/BED 4

9'2" x 6'3" (2.79m x 1.91m)

This room offers a great deal of versatility and makes an ideal home office perfect for today's way of working and when originally designed and constructed by Barratts it was advertised as a potential fourth bedroom. The room having a double glazed window to the front.

GROUND FLOOR CLOAK ROOM

5'6" x 2'10" (1.68m x 0.86m)

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

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further doors, in turn, leading to:

SITTING ROOM

12'11" x 12' max into alcove (3.94m x 3.66m max into alcove)

An L shaped reception having aspect down the close beyond and double glazed window.

BEDROOM 1

13' x 10' (3.96m x 3.05m)

A well proportioned double bedroom benefitting from ensuite facilities, having ample room for free standing furniture, double glazed window overlooking the rear garden and a further door leading through into:

ENSUITE SHOWER ROOM

6'11" x 5' (2.11m x 1.52m)

Having a contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted Mira electric shower, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, wall mounted shaver point and double glazed window to the side.

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

SECOND FLOOR LANDING

Having an initial landing area with access to loft space above and, in turn, further doors leading to:

BEDROOM 2

12'11" x 11'10" max into alcove (3.94m x 3.61m max into alcove)

A pleasant double bedroom having part pitched ceiling with inset skylight to the rear.

BEDROOM 3

13'11" x 7'4" (9' into dormer) (4.24m x 2.24m (2.74m into dormer))

Currently utilised as a second floor dressing room but would make a further double bedroom, having built in over stairs cupboard providing a good level of storage and walk in double glazed dormer window to the front.

BATHROOM

5'6" x 6'5" (1.68m x 1.96m)

Tastefully appointed with a contemporary three piece white suite comprising panelled bath with glass screen and wall mounted shower mixer over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs and double glazed window to the side.

EXTERIOR

The property is positioned within what is now an established area of the development, having a low maintenance forecourt frontage with established bark chipping borders with inset shrubs and pathway leading to the front door. To the side of the property is a tandem length driveway providing off road car standing and, in turn, leading to a brick and pantiled single garage with up and over door, power and light. A timber ledge and brace courtesy gate gives access into an enclosed, landscaped garden having an initial paved terrace leading onto a central lawn, a further raised timber deck at the foot which catches the afternoon and evening sun, established borders with a range of trees and shrubs, exterior weather proof power socket, lighting and cold water tap, all enclosed by feather edged board fencing,

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

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 there is a service charge for the communal areas of the development. We are informed at the time of instruction (September 2025) this is £112 per anum.

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>

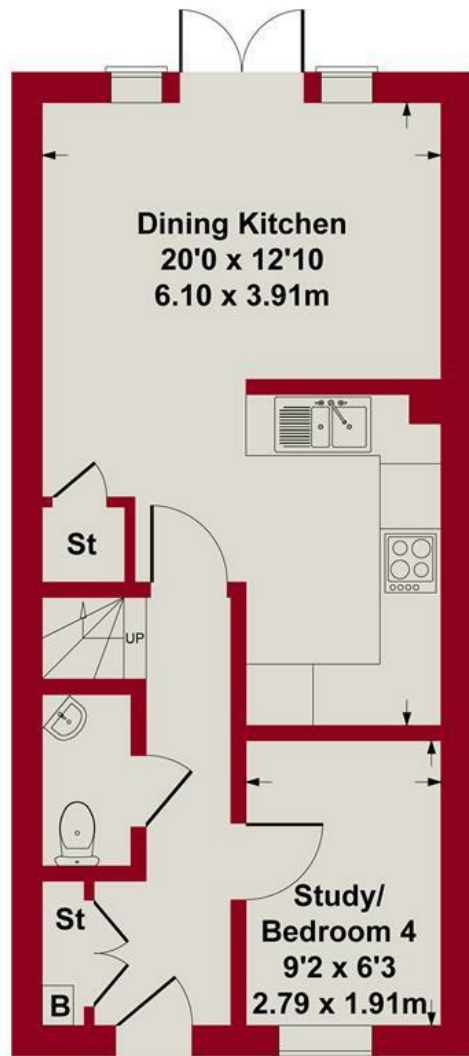




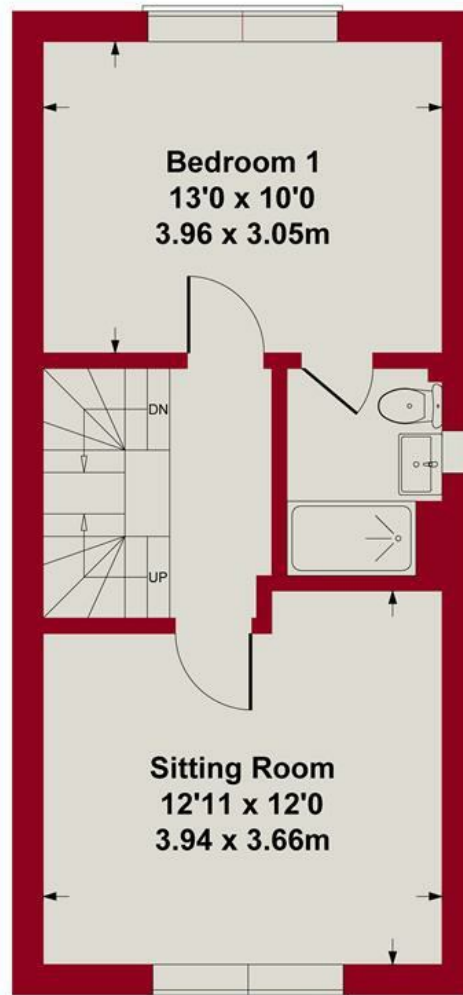




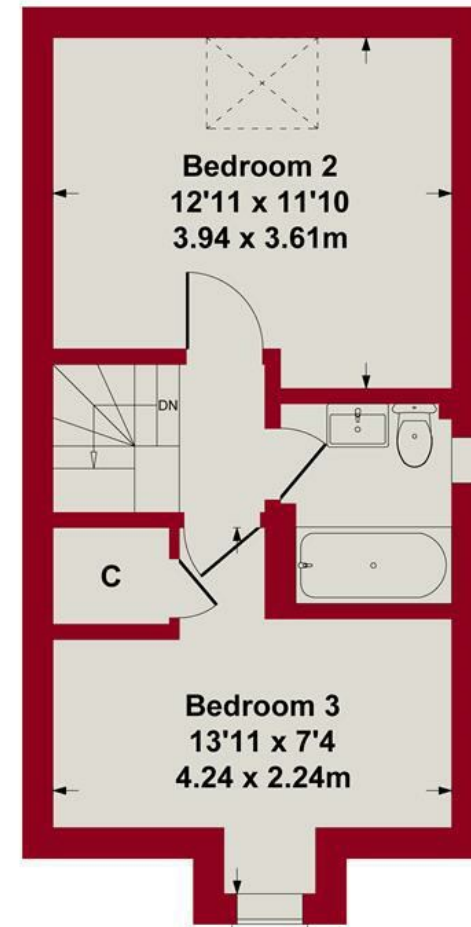




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

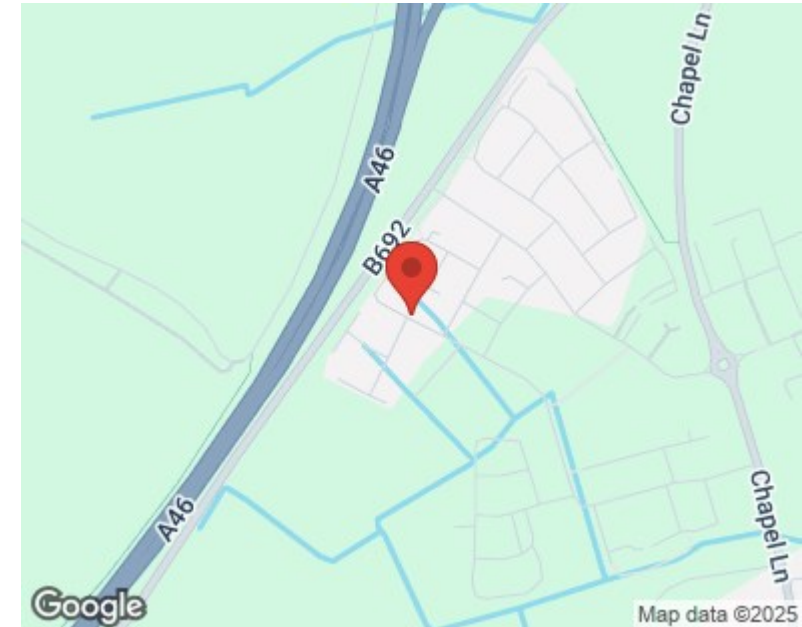
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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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