



22 Cabourn Drive, Bingham, Nottinghamshire,
NG13 7AD

O.I.R.O £445,000
Tel: 01949 836678

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

- Detached Family Home
- In The Region Of 1,540 Sq.Ft.
- Spacious Living Kitchen
- Ensuite & Main Bathroom
- Pleasant Edge Of Development Location
- Completed By David Wilson Homes In 2020
- 4 Bedrooms 2 Receptions
- Utility & Ground Floor Cloak Room
- Double Length Drive & Garage
- Viewing Highly Recommended

We have pleasure in offering to the market this detached, contemporary, family orientated home completed by David Wilson Homes in 2020 to a well thought out design offering approximately 1,540 sq.ft. of internal accommodation. The property is tastefully presented throughout and occupies a desirable position on the outskirts of this now established development, benefitting from an open aspect to the front and a southerly aspect to the rear.

The property boasts four bedrooms, all potentially large enough to accommodate double beds, with an ensuite to the main bedroom which also benefits from integrated furniture, and separate family bath/shower room. To the ground floor, leading off a central well proportioned hallway, is a spacious open plan living/dining kitchen appointed with a generous range of contemporary units and integrated appliances with an attractive walk in bay window to the rear which links into the garden, a useful utility and ground floor cloakroom. In addition there are two further reception rooms including a well proportioned sitting room with walk in bay window to the front and separate playroom/study which would be ideal as a home office perfect for today's way of working.

In addition the property offers gas central heating, UPVC double glazing and the balance of its warranties. The property is also well positioned on a good level plot with a tandem length driveway and garage to the side and an enclosed garden at the rear with an outdoor terrace and decking providing a pleasant space which links back into the living area of the kitchen.

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.

A CONTEMPORARY COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

16'10" x 7'8" (5.13m x 2.34m)

A well proportioned initial entrance vestibule having an attractive spindle balustrade turning staircase rising to a first floor galleried landing above, initial mat inset to floor, wood grain effect LVT flooring and further doors in turn leading to:

STUDY/PLAYROOM

9'7" x 7'10" (2.92m x 2.39m)

A versatile reception space currently utilised as a playroom but would make an ideal home office perfect for today's way of working, having double glazed window to the front.

SITTING ROOM

17'8" (plus 1'7" for bay) x 12'3" (5.38m (plus 0.48m for bay) x 3.73m)

A well proportioned main reception having an attractive feature double glazed walk in bay window to the front.

GROUND FLOOR CLOAK ROOM

5' x 5' (1.52m x 1.52m)

Having a two piece suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, continuation of wood effect flooring, double glazed window to the side and also access into a useful under stairs storage cupboard which houses the consumer unit.

OPEN PLAN LIVING/DINING KITCHEN

20'2" x 11'3" max (6.15m x 3.43m max)

A well proportioned, open plan, everyday living/entertaining space which benefits from an initial reception area with an attractive, signature, walk in double glazed box bay window at the rear with French doors leading into the garden. This reception space is, in turn, open plan to a well appointed kitchen fitted with a generous range of contemporary gloss fronted wall, base and drawer units with chrome door furniture, having a U shaped configuration of preparation surfaces with inset stainless steel sink and drain unit with chrome swan neck mixer tap, integrated appliances including AEG double oven, four ring stainless steel finish gas hob with chimney hood over, dishwasher, fridge and freezer, inset downlighters to the ceiling and a further double glazed window to the rear.

A further door, in turn, leads through into:

UTILITY ROOM

8'4" x 5'2" (2.54m x 1.57m)

Fitted with a range of wall and base units complementing the main kitchen with an L shaped configuration of work surface over, having stainless steel sink and drain unit with chrome swan neck mixer tap, wall mounted gas central heating boiler concealed behind kitchen cupboard, continuation of wood effect flooring and double glazed exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having built in airing cupboard which also houses the hot water system, access to loft space above, double glazed window to the side and further doors to:

BEDROOM 1

12' x 13' (1'8" for wardrobes) (3.66m x 3.96m (0.51m for wardrobes))

A well proportioned double bedroom benefitting from ensuite facilities as well as an aspect to the front across the drive with a green area and fields beyond. The room benefits from a good range of integrated furniture, having full height fitted wardrobes and a further door leading through into:

ENSUITE SHOWER ROOM

7' x 4'8" (2.13m x 1.42m)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, shaver point, contemporary towel radiator and double glazed window.

BEDROOM 2

14'4" max into alcove x 10'2" (4.37m max into alcove x 3.10m)

A double bedroom having a pleasant aspect into the rear garden with a useful alcove ideal for free standing furniture and two double glazed windows.

BEDROOM 3

13'5" x 9'5" max (4.09m x 2.87m max)

An L shaped double bedroom having a pleasant aspect to the front with two double glazed windows.

BEDROOM 4

10'5" x 9'6" max (7'6" min) (3.18m x 2.90m max (2.29m min))

A well proportioned fourth bedroom currently utilised as a first floor office/dressing room, having double glazed window overlooking the rear garden.

BATH/SHOWER ROOM

8'9" x 7'8" (2.67m x 2.34m)

Tastefully appointed with a contemporary suite comprising double ended panelled bath with chrome mixer tap, separate shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome tiles and tiled splash backs, contemporary towel radiator and double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position within this now established area of the development, benefitting from a relatively open aspect to the front, being located on the outskirts and set back behind a hedged frontage with wood chipping borders and central pathway leading to the front door. To the side of the property is a double length tarmacadam driveway providing off road car standing for two vehicles and, in turn, leads to a single detached brick built garage with up and over door. To the rear of the property is an enclosed garden bordered by panelled fencing and brick walls, having a large paved terrace which links back into the reception area of the kitchen, a further decked seating area at the foot and a useful concealed area behind the garage.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

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).

Please note that the service charge for the communal areas is currently £56.56 payable every six months (correct at time of instruction September 2024).

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:-

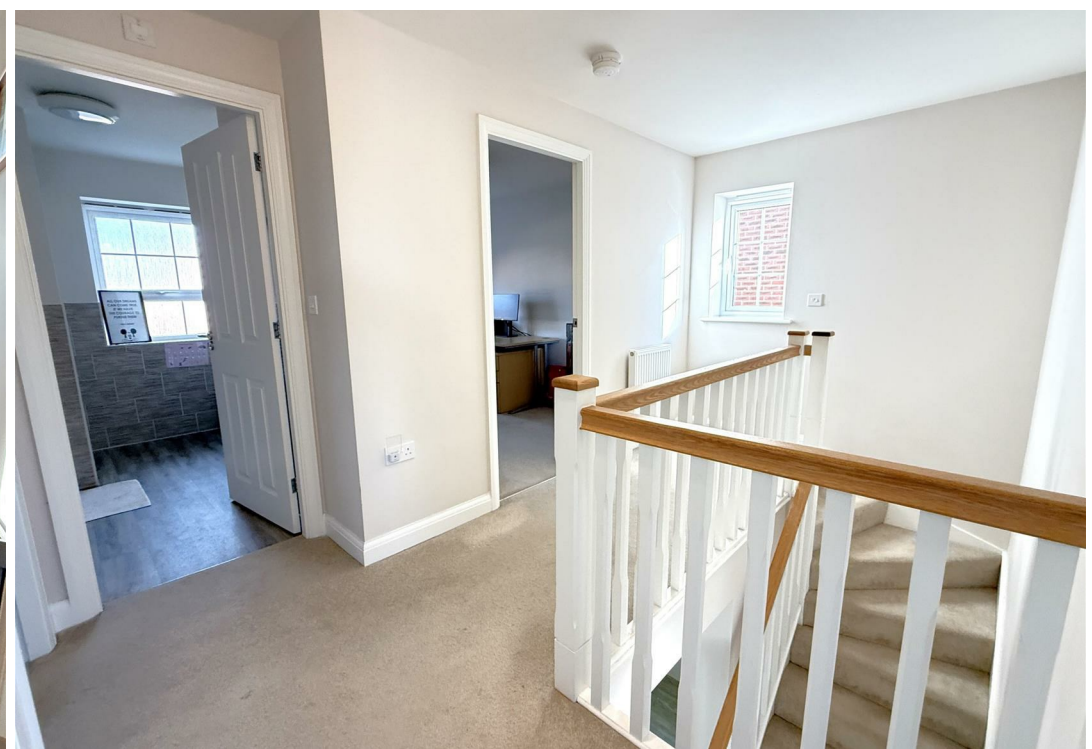
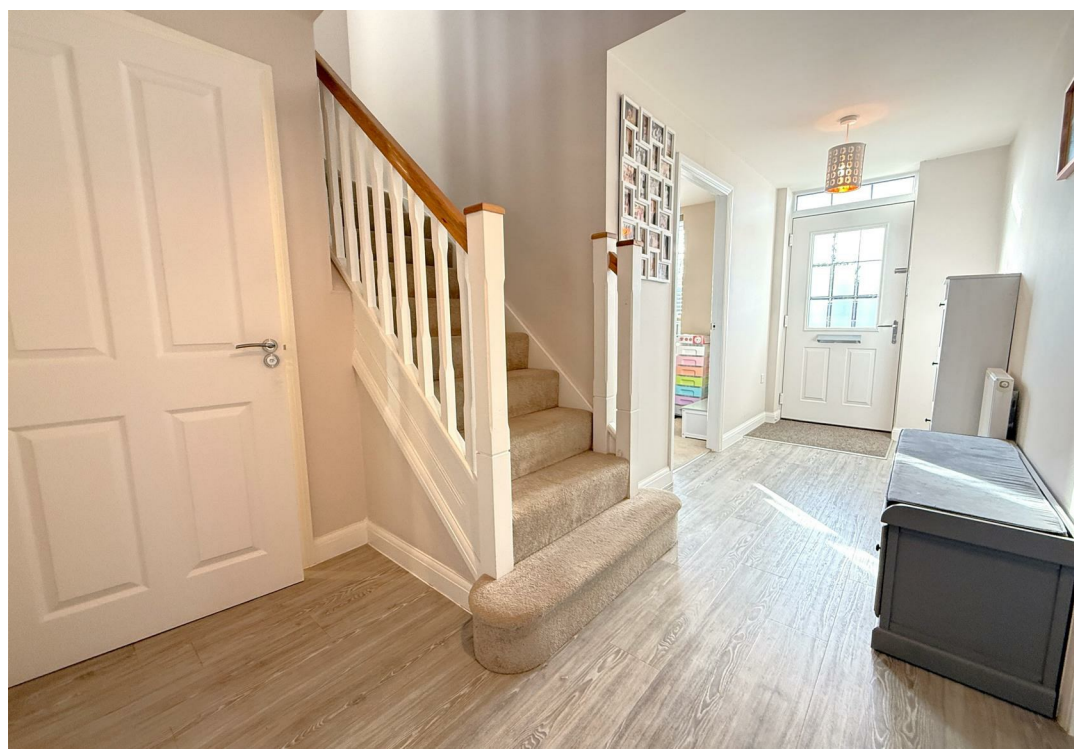
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



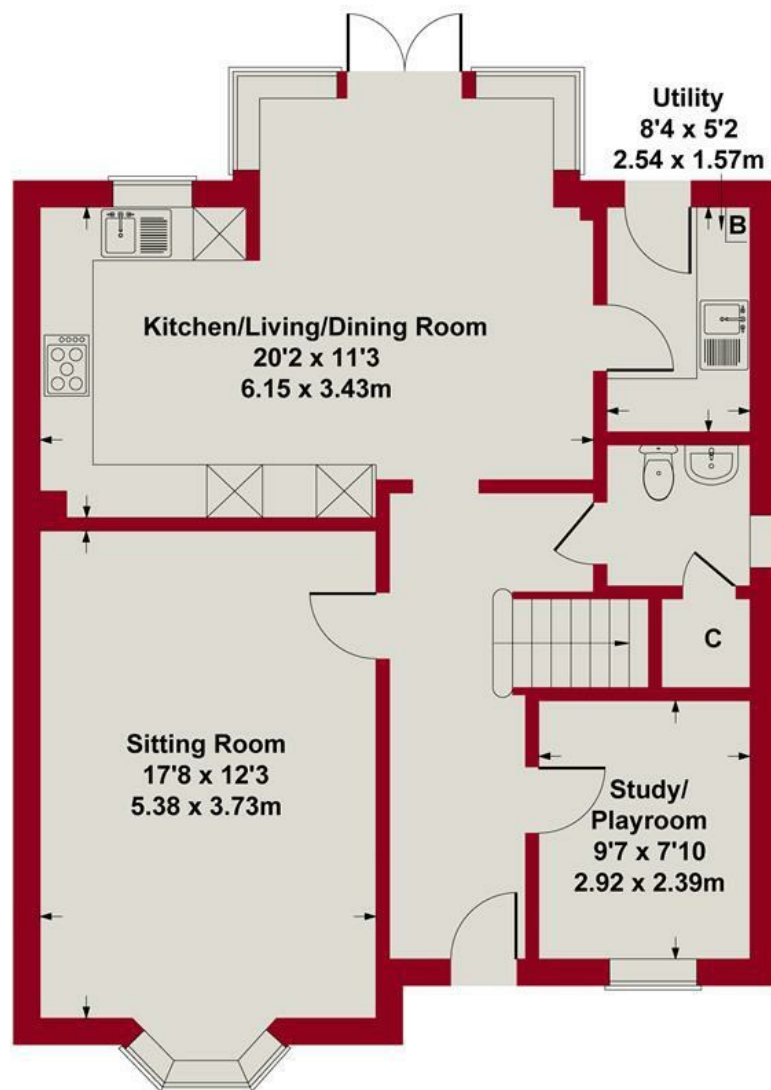




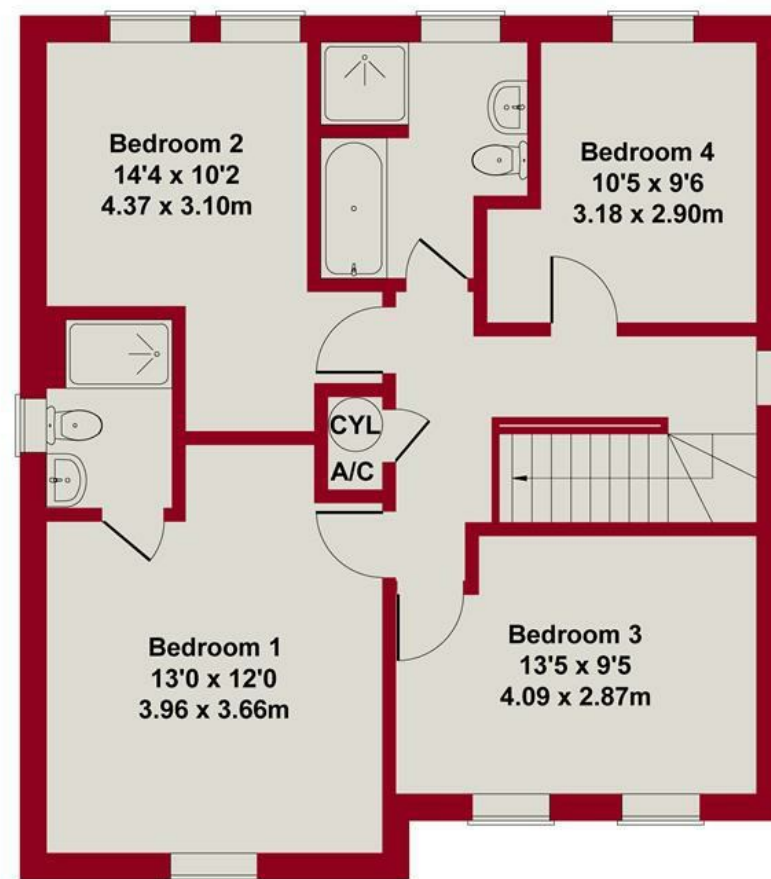








GROUND FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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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