



**8 Hill Drive, Bingham, Nottinghamshire, NG13
8GA**

£299,000

Tel: 01949 836678

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

- Traditional Family Home
- 3 Bedrooms
- 3 Receptions
- Ground Floor Cloak Room & Utility
- Superb Open Plan Dining Kitchen
- Tastefully Modernised
- Ample Off Road Parking
- Extended & Reconfigured
- Access To Local Amenities
- Viewing Highly Recommended

An opportunity to purchase a traditional family home located within an established area of the town and conveniently located within ease of access of the wealth of local amenities. The property has seen a significant level of improvement over the years having been extended to both the side and rear elevations to create a good level of accommodation which lies in the region of 1,400 sq.ft.

In addition the property has been tastefully modernised with contemporary fixtures and features as well as engineered oak internal doors and a modern bathroom and ground floor cloak room. A superb L shaped dining kitchen of generous proportions is tastefully appointed with an excellent range of integrated units and built in appliances as well as quartz preparation surfaces and central island unit. In addition the property is relatively neutrally decorated through and benefits from gas central heating and UPVC double glazing. The property also boasts up to three reception areas and three bedrooms. In addition the property offers a ground floor cloak room and utility.

The property occupies a reasonable plot set back behind an open plan frontage which provides a good level of off road parking while. to the rear, is a garden designed for relatively low maintenance living with various seating areas, a central artificial lawn and a range of timber storage sheds providing excellent workshop or storage space.

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

11'4" x 7'8" (3.45m x 2.34m)

Having attractive timber effect tiled floor, deep skirtings and architrave, turning staircase rising to the first floor landing, useful under stairs alcove, separate built in storage cupboard and further engineered oak doors leading to:

SITTING ROOM

17'10 max x 12 max (5.44m max x 3.66m max)

A well proportioned L shaped reception the focal point of which is a chimney breast with feature fireplace with inset multi fuel stove, timber mantel above and shelved alcove the side, the room having deep skirtings, inset downlighters to the ceiling and double glazed window to the front.

INNER HALLWAY/RECEPTION

10'9" x 10'5" (3.3 x 3.2)

A versatile space which would make an excellent home office or formal dining area, having continuation of the timber effect tiled floor, deep skirtings, inset downlighters to the ceiling, useful walk in storage cupboard which also houses the gas central heating boiler and further doors, in turn, leading to:

SNUG/OFFICE

9'10" x 13'5" (3 x 4.1)

A useful space which provides a versatile reception that could be utilised for a variety of purposes and would make an excellent home office ideal for today's way of working or alternatively would be large enough to accommodate an additional snug or even potentially a ground floor bedroom. The room having a dual aspect with double glazed window to the front and sliding patio door at the rear, contemporary column radiator and inset downlighters to the ceiling.

Returning to the inner hallway/reception a further door leads through into:

L SHAPED OPEN PLAN DINING KITCHEN

21'7" max x 16'11" max (6.58m max x 5.16m max)

A well proportioned space large enough to accommodate a living/dining area which is open plan to a tastefully appointed kitchen fitted with a generous range of built in units providing an excellent level of storage as well as a fantastic working area, having quartz preparation surfaces including a central island unit measuring 3'3" x 9' with additional storage and integral breakfast bar providing and informal dining area. The main run of work surfaces having undermounted stainless steel sink unit with swan neck mixer tap and quartz upstands, integrated appliances including Hoover four ring gas hob with contemporary hood over, twin ovens, AEG dishwasher and fridge freezer, continuation of the timber effect tiled floor and inset downlighters to the ceiling. The dining area affords a double glazed window overlooking the rear garden and sliding patio door.

From the kitchen further doors lead to:

GROUND FLOOR CLOAK ROOM

4'5" x 3'1" (1.35 x 0.95)

Having a contemporary suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs.

UTILITY ROOM

9'2" x 4'7" (2.8 x 1.4)

Fitted with wall units providing a good level of storage and complementing the main kitchen, having laminate worksurface with plumbing for washing machine and space for tumble dryer beneath. inset downlighters to the ceiling, double glazed window and exterior door.

RETURNING TO THE INITIAL ENTRANCE HALL A DOG LEG STAIRCASE WITH DOUBLE GLAZED WINDOW TO THE FRONT RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, double glazed window to the front and further engineered oak internal doors, in turn, leading to:

BEDROOM 1

13'9" into alcove x 10'5" (4.19m into alcove x 3.18m)

A well proportioned double bedroom having aspect to the rear, chimney breast with alcoves to the side and double glazed window.

BEDROOM 2

11'1" x 10'5" (3.4 x 3.2)

A further double bedroom again having an aspect to the rear with double glazed window.

BEDROOM 3

10'5" x 7'6" (3.2 x 2.3)

A relatively generous third bedroom by modern standards, having double glazed window to the front.

BATHROOM

5'6" x 7'2" (1.7 x 2.2)

Having a modern suite comprising panelled bath with chrome mixer tap, integral shower handset and glass screen, vanity unit with WC with concealed cistern and washbasin with chrome mixer tap, tiled splash backs with mosaic border inlay, contemporary towel radiator and double glazed window to the side.

EXTERIOR

The property occupies a convenient location close to the entrance to this established development. This traditional home is set back behind an open plan frontage with a generous gravelled driveway providing off road parking for three to four vehicles, established borders and access to the front door. To the rear of the property is a garden that's been landscaped for relatively low maintenance living with an initial terrace leading onto a central artificial lawn with sleeper edged borders and pedestrian access at the foot. The garden encompasses several timber storage sheds/workshops and is enclosed by fencing and hedging.

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).

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:-

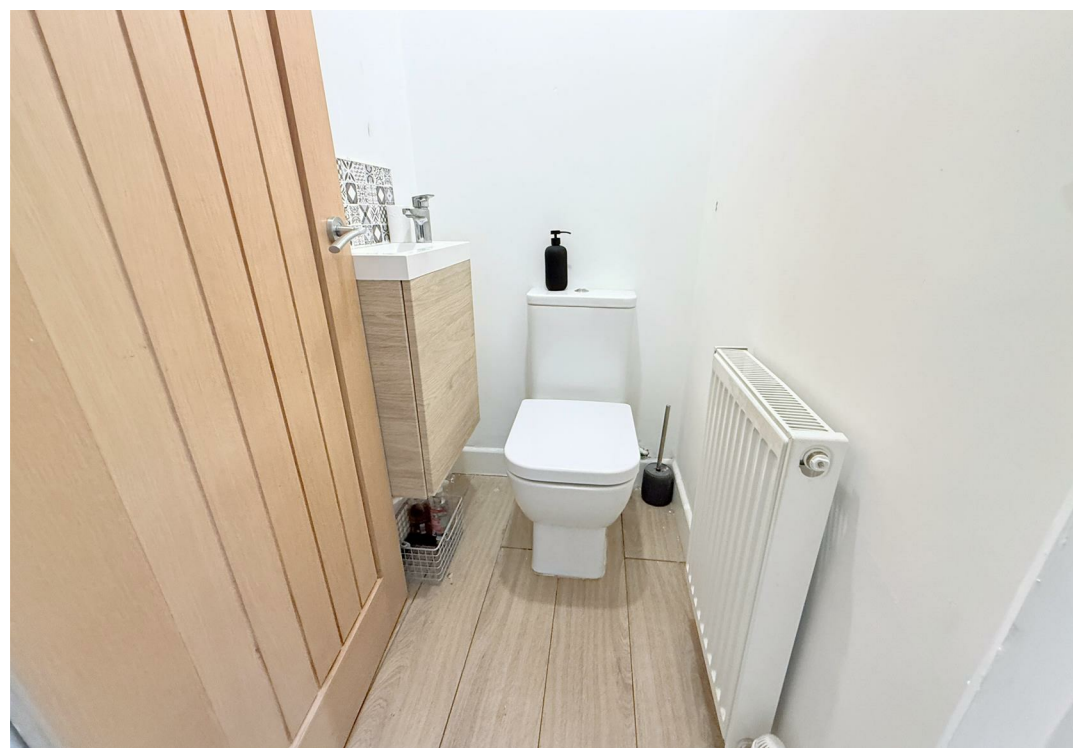
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

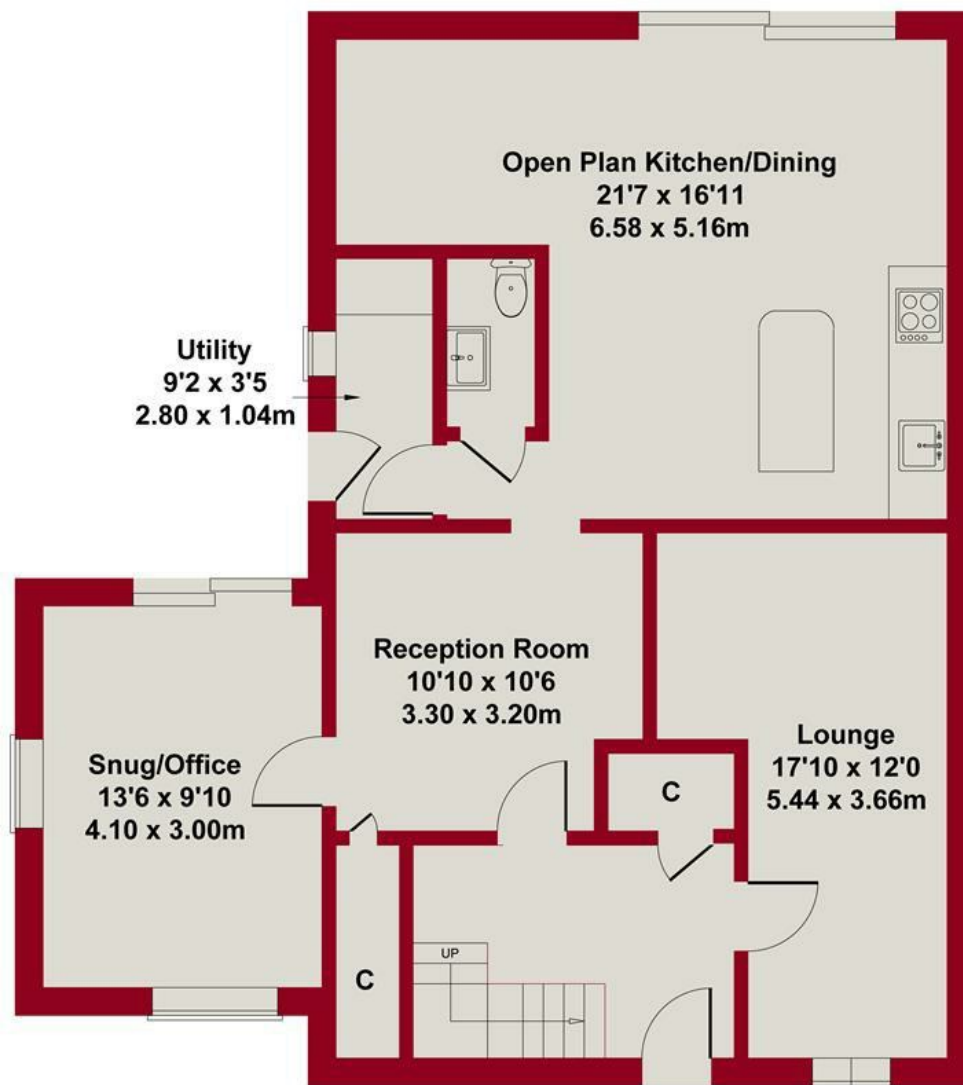




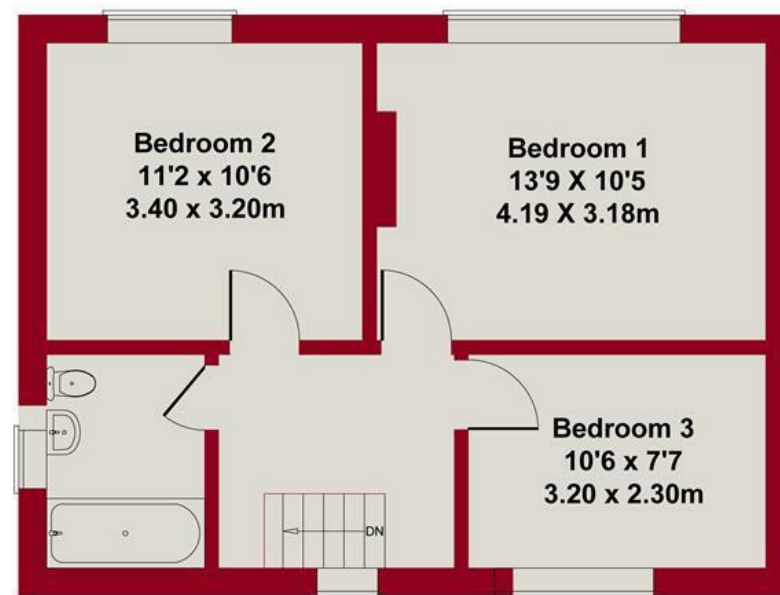








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

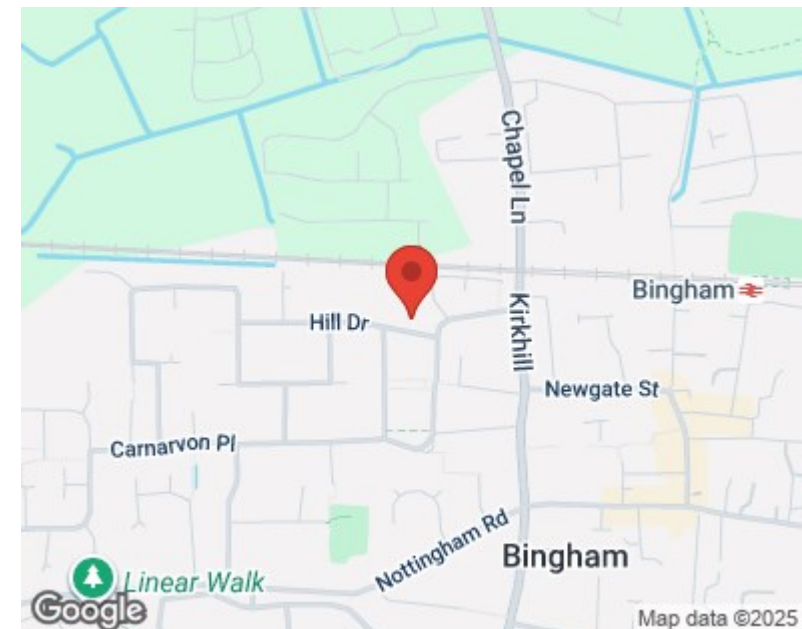
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
	74	78
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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