



14 Forest Road, Bingham, Nottinghamshire,
NG13 8RN

No Chain £275,000

Tel: 01949 836678

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

- Link Detached Home
- 2 Receptions
- Ample Off Road Parking
- Ground Floor Cloak Room
- Popular Development
- 4 Bedrooms
- Westerly Facing Rear Garden
- Car Port & Garage
- No Upward Chain
- Viewing Highly Recommended

An opportunity to purchase a link detached four bedroomed home well positioned within this popular established development, offering a versatile level of accommodation approaching 1,000 sq.ft.

The property benefits from UPVC double glazing and gas central heating and is offered to the market with no upward chain.

The accommodation comprises an initial entrance hall with cloak room off and a spacious main living room with box bay window to the front that links through into a central dining room. The dining room leads through into both the conservatory and fitted kitchen. To the first floor there are four bedrooms and a central bath/shower room.

As well as the internal accommodation the property occupies an established plot, set back behind a an open plan frontage with a good level of off road parking to the side which continues under a covered car port and, in turn, a brick built garage at the rear. The rear garden benefits from a westerly aspect and is enclosed to all sides.

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 CANOPIED PORCH LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND, IN TURN, INTO:

MAIN ENTRANCE HALL

10'9" x 7'7" max (3.28m x 2.31m max)

An L shaped entrance having staircase rising to the first floor landing, under stairs storage cupboard beneath, double glazed window to the side and further doors leading to:

GROUND FLOOR CLOAK ROOM

5'11" x 2'9" (1.80m x 0.84m)

Having a two piece coloured suite comprising WC and vanity unit with inset teardrop washbasin with tiled splash backs and double glazed window to the side.

SITTING ROOM

16'6" x 11'11" plus 2'4" for box bay (5.03m x 3.63m plus 0.71m for box bay)

A well proportioned space having a large double glazed box bay window to the front, coved ceiling, feature stone clad fireplace with slate heart and back and free standing electric fire with a flue behind and a further door with glazed side panels leading through into:

DINING ROOM

11'4" x 8' (3.45m x 2.44m)

A versatile space ideal as formal dining, linking into the kitchen and also giving access to a conservatory at the rear. The room having coved ceiling and sliding double glazed patio door leading into:

LEAN TO CONSERVATORY

8'10" x 8' (2.69m x 2.44m)

Having full height glazed side panels, clear glass roof, opening top light and sliding doors leading into the rear garden.

Returning to the dining room a further door in turn leads through into:

KITCHEN

12'8" x 8' (3.86m x 2.44m)

Fitted with a generous range of wall, base and drawer units; two runs of laminate preparation surfaces one with inset sink and drain unit with chrome mixer tap and tiled splash backs; space for free standing cooker; plumbing for washing machine and dishwasher; further space for under counter fridge and freezer; double glazed window overlooking the rear garden; exterior door leading out into the car port and; interior door returning to the main entrance hall.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a built in cupboard which houses the Worcester Bosch gas central heating boiler and further doors leading to:

BEDROOM 1

11'5" x 9'9" (3.48m x 2.97m)

A well proportioned double bedroom having full height built in wardrobes and double glazed window.

BEDROOM 2

14'3" x 8'7" (4.34m x 2.62m)

A further well proportioned double bedroom having an aspect to the front; wood effect laminate flooring and double glazed window.

BEDROOM 3

8'9" x 7' (2.67m x 2.13m)

Having an aspect into the rear garden, built in cupboards and double glazed window.

BEDROOM 4

8'9" x 7'11" (2.67m x 2.41m)

Having an aspect into the rear garden with a double glazed window.

BATH/SHOWER ROOM

8'11" max into shower enclosure x 5'5" (2.72m max into shower enclosure x 1.65m)

Having a coloured suite comprising panelled bath with chrome taps; separate shower enclosure with bifold screen and wall mounted shower mixer; WC and; pedestal washbasin; fully tiled walls and double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position within this established development with an outlook down the opposing road at the front providing a relatively open outlook and set back behind a landscaped frontage which is designed for relatively low maintenance living with stone chipping borders with inset shrubs. A block set driveway provides off road car standing which in turn leads, via wrought iron gates, into a covered car port and a garage at the rear. The rear garden benefits from a westerly aspect with a block set terrace and sweeping pathway to the foot, central lawn and established borders with a range of shrubs.

CANOPIED CAR PORT

20' long x 7'11" wide approx (6.10m long x 2.41m wide approx)

GARAGE

17'11" long x 8' wide (5.46m long x 2.44m wide)

Having power and light, up and over door and double glazed window at the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

The EPC for the property states that it is partially timber framed.

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>











SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

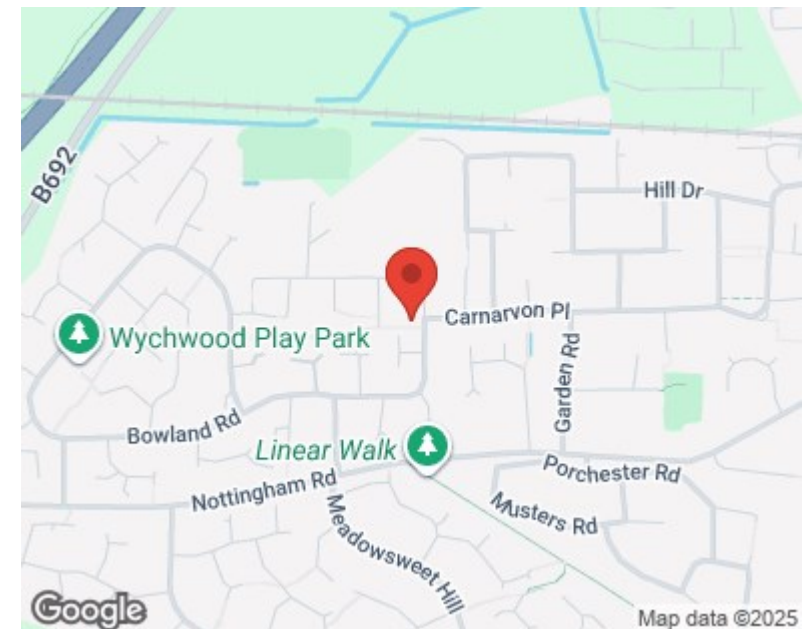
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers