



69 Long Acre, Bingham, Notts, NG13 8BU

Guide Price £299,950

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 **RICHARD  
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PARTNERS  
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- Character Cottage
- Three Double Bedrooms
- Versatile Accommodation
- Attractive Gardens
- Wealth Of Features
- Three Receptions
- Drive And Double Garage
- Central Location

We have pleasure in offering to the market this attractive double fronted period cottage situated on an established plot within walking distance to the heart of this highly regarded and well served market town.

This fascinating individual home offers a wealth of character and features as well as a versatile generous level of internal accommodation extending to three main reception rooms, three double bedrooms, the master benefitting from ensuite facilities. The accommodation comprises of an initial entrance porch which leads through into an inner hallway being open plan to a large sitting/dining room with an attractive solid fuel stove and large walk-in bay window to the front. There are two additional reception rooms, one of which makes an excellent home office, and separate dining room leading off the refitted cottage style kitchen which has access out into the rear garden. Adjacent to this is a useful utility and ground floor bathroom. To the first floor there are three generous double bedrooms, the master with contemporary ensuite facilities.

As well as the wonderful level of accommodation on offer, the property offers a delightful established plot, set back from Long Acre behind a brick and wrought iron railing frontage, with mainly lawned front garden and well-stocked perimeter borders including an attractive Magnolia.

Adjacent to the cottage is an initial shared driveway which via a pair of wrought iron gates leads onto the private driveway where there is a substantial brick and tiled double garage and lawned well-stocked garden which runs to both the side and the rear and offers attractive views across to the local church spire.

Overall viewing is the only way to truly appreciate both the convenient location and accommodation on offer.

The market town of Bingham is well equipped with local amenities including both primary and secondary schools, leisure centre, railway station with links to Nottingham and Grantham, range of local shops, doctors and dentists, several pubs and restaurants. Bingham is also conveniently located close to the A46 and A52 with further links to the A1 and M1 providing good road links to Nottingham and Leicester.

ATTRACTIVE TIMBER ENTRANCE DOOR LEADS THROUGH INTO AN INITIAL ENCLOSED;

### ENTRANCE PORCH

6'5" x 5'1" (1.96 x 1.55)

Having cloaks hanging space, ceiling light point, deep skirting.

Part-glazed door leading through into the;

### ENTRANCE HALL

12'9" x 3'7" (3.89 x 1.09)

Leading to the main ground floor rooms, being open-plan to the;

### SITTING/DINING ROOM

21'7" max into bay x 15'3" max (6.58 max into bay x 4.65 max)

A stunning well-proportioned light and airy main reception having a large walk-in bay window to the front with attractive bespoke traditional style multi-pane windows which allows a considerable level of light into this versatile everyday living/entertaining space. Main feature being chimney breast with quarry tiled hearth and inset solid fuel stove, deep skirting, central ceiling light point, central heating radiator, door giving access through into the stairwell.

Further part-glazed door giving access to;

### STUDY

11'8" x 8'5" (3.56 x 2.57)

A versatile reception space currently utilised as a home office and would be certainly large enough to make an excellent teenage snug or additional sitting room, or even a ground floor bedroom. Room having ceiling light point, attractive sash window to the front elevation.

FROM THE HALLWAY A FURTHER PART-GLAZED DOOR GIVES ACCESS THROUGH INTO AN;

### INNER LOBBY

Useful under stairs storage cupboard.

Open doorway leading through into the;

### KITCHEN

10'5" x 10'0" (3.18 x 3.05)

With aspect into the rear garden and fitted with a generous range of modern but cottage style wall, base and drawer units, glass fronted display cabinets, rolled edge laminate butchers block effect work surface with inset stainless steel sink and drainer unit with chrome swan neck mixer tap, tiled splashbacks, integrated appliances including Bosch stainless steel finish four ring gas hob, Hotpoint double electric oven, plumbing for dishwasher, space for further free-standing appliances, ample room for small breakfast table, part-pitched roof with light point, window and part-glazed timber door leading out onto the rear garden.

An open doorway leads through into the;

### UTILITY ROOM

7'7" x 4'7" (2.31 x 1.40)

Having plumbing for washing machine, wall-mounted cupboards, one of which houses the hot water cylinder, floor standing Baxi gas central heating boiler.

Sliding door leading through into a;

### GROUND FLOOR BATHROOM

7'3" x 5'8" (2.21 x 1.73)

Having a white three piece suite comprising of enamelled bath with chrome traditional style taps, chrome wall-mounted shower mixer with independent handset over, low flush WC, pedestal wash hand basin with chrome traditional style taps, fully tiled walls, central heating radiator, part-pitched ceiling with light point, obscure glazed window to the rear.

RETURNING TO THE KITCHEN, A FURTHER DOOR LEADS THROUGH INTO THE;



## DINING ROOM

13'10" x 12'2" (4.22 x 3.71)

Currently utilised as a games room but would make a perfect formal dining space leading immediately off the kitchen and having access out into the rear garden. Room having central heating radiator, ceiling light point, deep skirting, multi-paned French doors to the rear.

RETURNING TO THE DINING AREA OF THE MAIN SITTING ROOM, PERIOD DOOR GIVES ACCESS THROUGH INTO THE STAIRWELL WHERE A TURNING STAIRCASE RISES TO THE;

## FIRST FLOOR LANDING

Having ceiling light point, access to loft space above, window to the rear.

Further doors lead to;

## BEDROOM 1

14'0" x 11'0" inc wardrobe (4.27 x 3.35 inc wardrobe)

A well-proportioned double bedroom having attractive aspect to the front across Bingham Bowling Green and paddock land beyond. Main feature being chimney breast with attractive inset cast iron fireplace, generous range of built-in wardrobes with overhead storage cupboard, additional storage space, central heating radiator, ceiling light point.

Further door leading through into;

## ENSUITE SHOWER ROOM

10'0" x 4'7" max (3.05 x 1.40 max)

Having a white three piece contemporary suite comprising of corner shower enclosure with wall-mounted Mira Advance electric shower, close coupled WC, half-pedestal wall-mounted wash basin with chrome traditional style taps, tiled splashbacks, half tongue and groove style panelling, central heating radiator, ceiling light point, two windows to the rear elevation with pleasant aspect across to the church spire.

## BEDROOM 2

13'0" x 12'3" (3.96 x 3.73)

A particularly generous double bedroom having pleasant aspect into the rear garden as well as pretty views across to the church spire. Room having higher and part-pitched ceiling, deep skirting, central heating radiator, window to the rear.

## BEDROOM 3

16'3" x 9'6" (4.95 x 2.90)

A further double bedroom having delightful aspect to the front across Bingham Bowling Green and paddock land beyond. Room having built-in wardrobes with overhead storage cupboard, central heating radiator, ceiling light point, two sash windows to the front elevation and useful storage cupboards beneath.

## EXTERIOR

The property occupies a fantastic central location literally within yards to the heart of this well served and popular market town, set back behind a walled and wrought iron railing frontage, with brick columns and stone coping leading onto a flagged pathway which in turn leads to

the front door. Adjacent to this is an attractive forecourt garden which is mainly laid to lawn with well-stocked perimeter borders with established trees and shrubs. To the side of the property is an initial shared access with the adjacent Victorian property which in turn leads to the private driveway to the rear of Number 69 with wrought iron gates leading onto a paved driveway and providing off road car standing for several vehicles and leading to the detached;

## DOUBLE GARAGE

17'0" x 14'8" (5.18 x 4.47)

Brick and pantiled double garage, having power and light, useful storage in eaves above and double timber doors.

## GARDENS

The gardens are actually relatively deceptive in their size and lie to the side and rear of the garage, with shaped lawn and well-stocked perimeter borders with established trees and shrubs and aspect across neighbouring properties and the pretty church spire. There is also an exterior cold water tap and light.

## ASPECT INTO GARDEN

## COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E

## FURTHER ASPECT

## FRONT ELEVATION

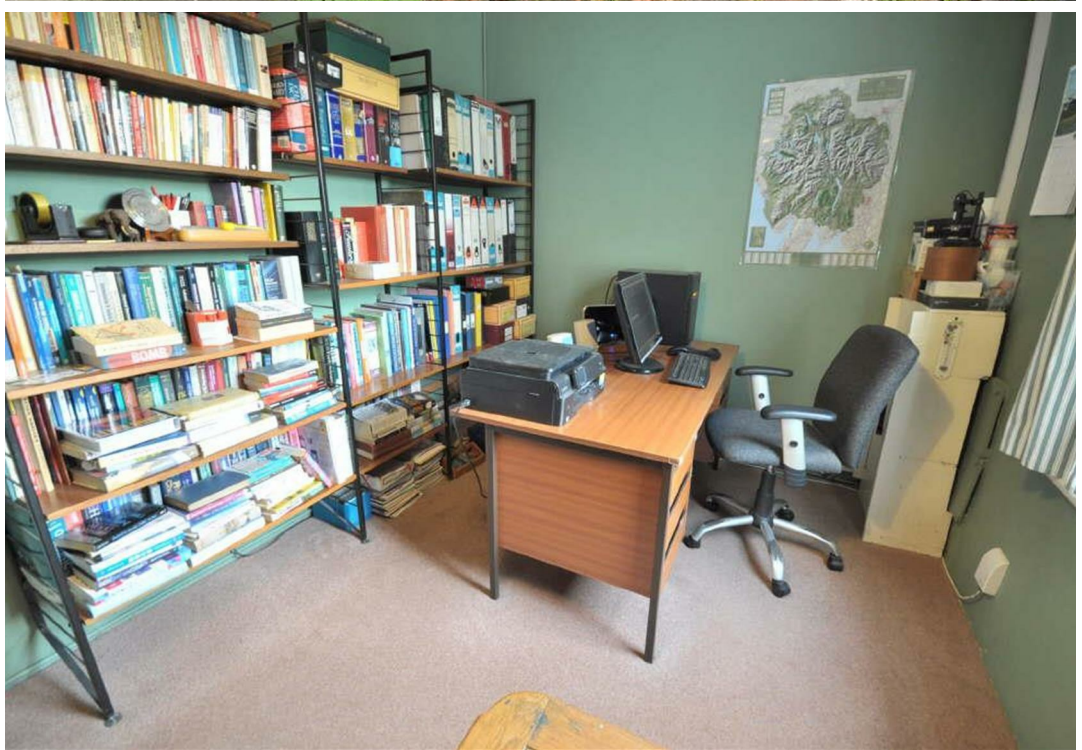
## FLOORPLAN

## DETAIL MAP

## STREET MAP

## LOCATION MAP









### Ground Floor

Approx. 84.2 sq. metres (906.5 sq. feet)



### First Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



Total area: approx. 136.6 sq. metres (1470.8 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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