



**1 Swinley Court Bowland Road, Bingham,
Nottinghamshire, NG13 8SW**

£345,000
Tel: 01949 836678

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

We have pleasure in offering to the market this contemporary detached, thoughtfully designed home, offering around 1,076sq.ft. of internal accommodation, conveniently located within easy reach of the wealth of local amenities making it suitable for a wide range of prospective purchasers, whether it be single or professional couples, young families making use of the local schools but also potentially those downsizing from larger dwellings looking for a modern efficient home within easy reach of local services, amenities and bus routes.

Originally completed by local developer Grant Homes around 2016 the property forms a group of contemporary, tastefully designed homes offering a versatile layout which comprises initial entrance hall with ground floor cloak room off, a well proportioned L shaped living/dining room with attractive walk in bay window and the focal point of a chimney breast with solid fuel stove and, to the rear, a full width open plan dining kitchen tastefully appointed with contemporary fixtures and fittings, having French doors leading out into the rear garden. To the first floor there are three bedrooms, all of which would be large enough to take double beds, the master being a particularly attractive room with a walk in bay window, and a family bathroom.

The property offers relatively neutral decoration throughout, high ceilings you would expect with a modern home and contemporary internal doors, and benefitting from UPVC double glazing and gas central heating.

As well as the internal accommodation the property occupies a delightful plot which has been lovingly landscaped and established over recent years with an adjacent driveway providing off road car standing for several vehicles and a detached brick built garage at the rear. The rear garden is a delightful space, well stocked with an abundance of shrubs and encompassing a useful timber storage shed and log store, with initial paved terrace and lawn.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

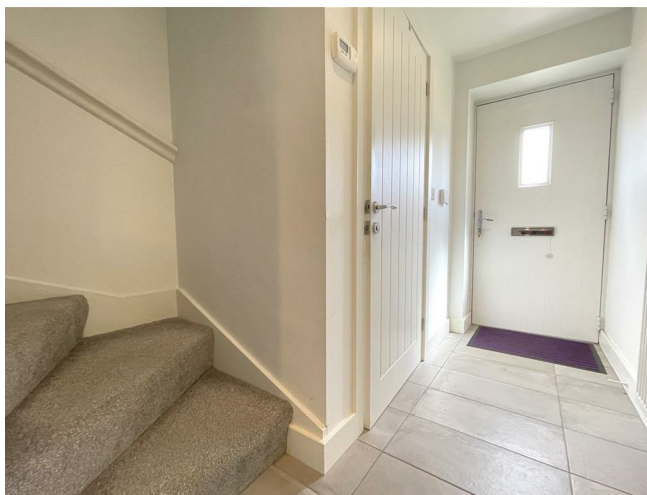
BINGHAM

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.

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

INITIAL ENTRANCE HALL

9'7" x 7' max into stairwell (3'5" min) (2.92m x 2.13m max into stairwell (1.04m min))



Having tiled floor, central heating radiator, inset downlighters to the ceiling and turning staircase rising to first floor landing.

A further door leading to:

GROUND FLOOR CLOAK ROOM

5'7" x 2'11" (1.70m x 0.89m)



Having a contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash back, central heating radiator, inset downlighter to the ceiling and double glazed window to the front.

FROM THE ENTRANCE HALL A FURTHER DOOR LEADS THROUGH INTO:

L SHAPED SITTING/DINING ROOM

16' x 19'4" max into bay (4.88m x 5.89m max into bay)



A well proportioned L shaped reception which would be large enough to accommodate both living and dining area with the focal point to the room being chimney breast with raised flag stone hearth, solid fuel stove and alcoves to the side, attractive walk in double glazed bay window to the front, two central heating radiators and access to large under stairs storage cupboard that provides an excellent level of storage.

A further door leads through into:



OPEN PLAN DINING KITCHEN

19'5" x 8'8" (5.92m x 2.64m)



A well proportioned open plan dining kitchen which benefits from an attractive walk in bay window to the rear having double glazed French doors leading out into the rear garden. The initial reception area is large enough to accommodate a breakfast or dining table, having central heating radiator, inset downlighters to the ceiling and is

open plan to the kitchen which is fitted with a generous range of gloss fronted wall, base and drawer units with brush metal fittings and having a U shaped configuration of preparation surfaces, inset sink and drain unit with chrome swan neck mixer tap, integrated appliances including stainless steel finish four ring gas hob with Bosch single oven beneath, stainless steel splash back and chimney hood over, fridge, freezer and dishwasher, plumbing for washing machine, inset downlighters to the ceiling and double glazed window overlooking the rear garden.





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

FIRST FLOOR LANDING



Having spindle balustrade, built in airing cupboard which also houses gas central heating boiler, inset downlighters to the ceiling and access loft space above.

Further doors leading to:

BEDROOM 1

13'5" (15'8" max into bay) x 11'11" (4.09m (4.78m max into bay) x 3.63m)



A well proportioned double bedroom having attractive walk in double glazed bay window to the front, chimney breast with alcoves to the side and central heating radiator.

BEDROOM 2

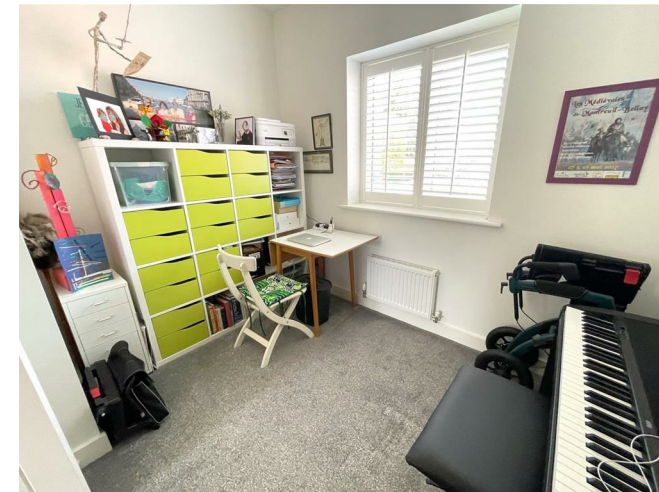
13' x 9'10" (3.96m x 3.00m)



A double bedroom overlooking the rear garden with central heating radiator and double glazed window.

BEDROOM 3

9'1" (6'3" from airing cupboard) x 9'4" (2.79m (1.93m from airing cupboard) x 2.87m)



An L shaped room currently utilised as a first floor office but would accommodate a small double bed or would made an excellent generous single bedroom with aspect into the rear garden, central heating radiator and double glazed window.

BATHROOM

8'9" x 7'5" (2.67m x 2.26m)



An L shaped bathroom having contemporary suite comprising P shaped shower bath with chrome mixer tap, wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the front.

EXTERIOR



The property occupies a convenient location set back from the road behind an established frontage with well stocked borders and a pathway leading to the front door. To the side of the property is a Tarmacadam driveway providing off road parking for several vehicles and in turn leads to the brick built garage. The rear garden has been lovingly established having a central lawn, raised beds well stocked with a range of shrubs and a paved terrace linking back into the dining area of the kitchen, the garden encompassing a useful timber storage shed and adjacent log store and is enclosed by feather edge board fencing.





GARAGE

20'7" x 10' (6.27m x 3.05m)

Having up and over door, pitched room with access to the trusses providing potential storage area, power and light and double glazed courtesy door to the side.

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).

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>

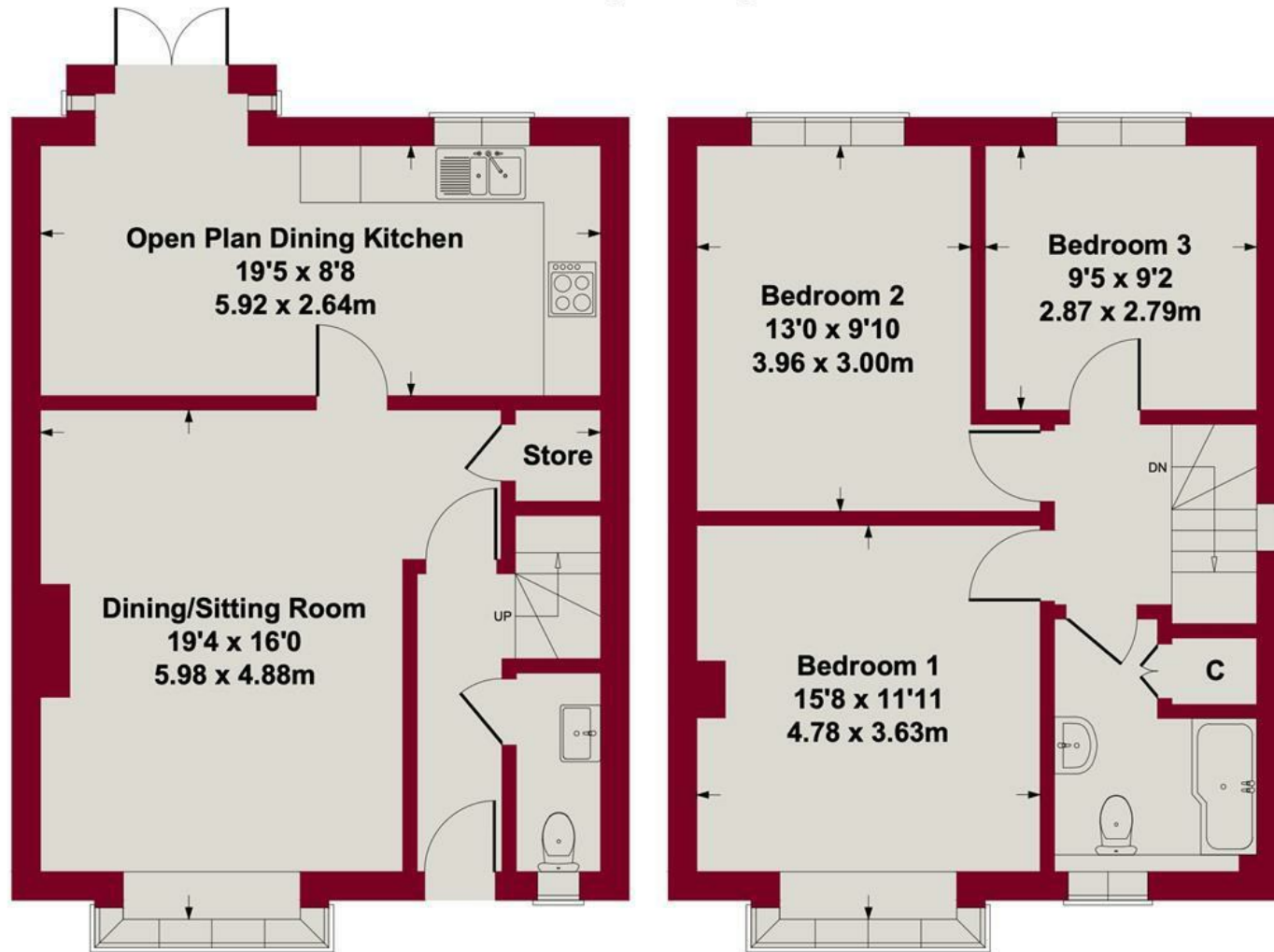
School Ofsted reports:-

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

Planning applications:-

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

Approximate Gross Internal Area
1001 sq ft - 93 sq m



GROUND FLOOR

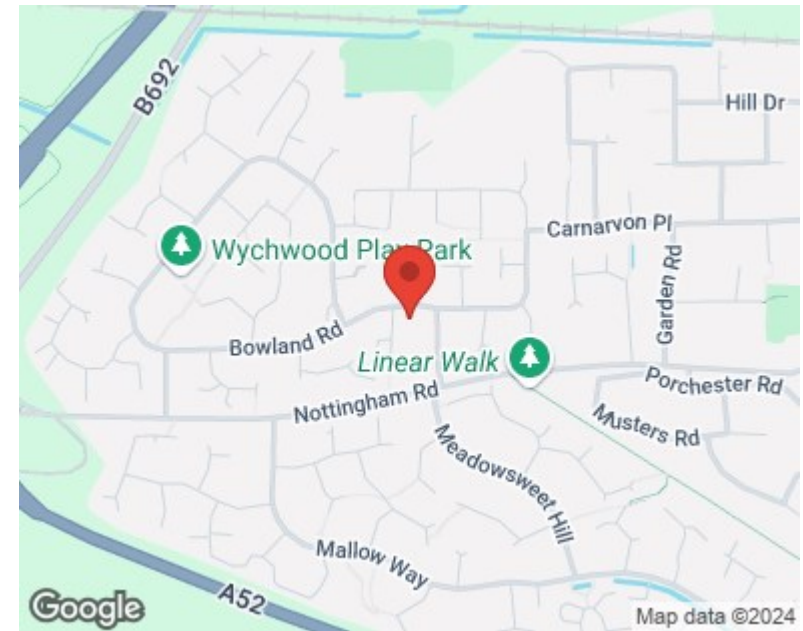
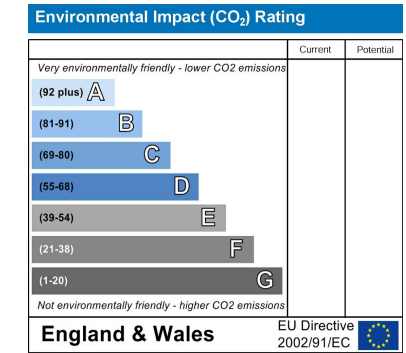
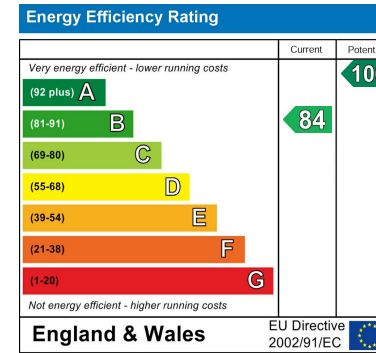
FIRST FLOOR

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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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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



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