

FOR SALE

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**TITHBY ROAD, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8GP**

£895,000

TITHBY ROAD, BINGHAM, NOTTINGHAMSHIRE NG13 8GP

A beautifully presented and very versatile detached family home built during the 1930s with plenty of style and quality materials throughout, with recent extensions and amendments with a leaning towards space, space & more space from the vaulted ceiling. The quality of materials used throughout is clearly indicated by the Crittall style windows used to match the original and curved glazing.

This prestigious property sits on a substantial plot that ensures everything you could wish for - a block paved driveway, ample parking on the gravelled area for numerous vehicles, set well back from Tithby Road to ensure peace and quiet from passing traffic and, more importantly, a perfectly proportioned rear garden with plenty of privacy as well as being west facing - perfect for the sun worshippers who enjoy al fresco dining during those balmy summer evenings or who enjoy lazy afternoons in the sunshine with a crossword in one hand and cup of tea or a glass of Merlot in the other.

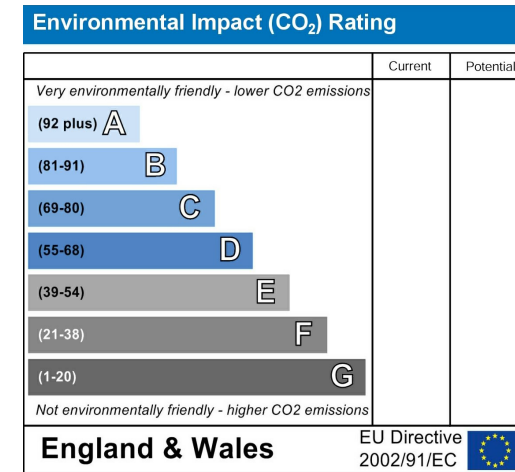
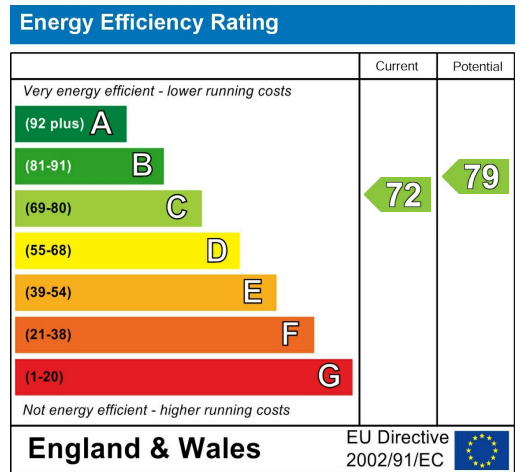
The additional space provided by the recently extended open plan living & dining kitchen enhances the already spacious ground floor accommodation with a further lounge and separate home office for those who have experienced a change to their working habits over the last few years. For guest visitors or independent family members of any age, there is the luxury of a ground floor bedroom with en-suite shower room facilities.

To the first floor, a dog-leg staircase leads to the open landing with both linen cupboards and airing cupboard. The Master Bedroom includes fitted wardrobes and a wonderful boutique-hotel quality en-suite shower room, whilst Bedroom 2 is another double room that is served by a separate bathroom with a shower over the bath... whilst Bedroom 3 can easily be converted to two separate bedrooms, but is currently open with shelving and hanging creating the existing divide between the two areas. A further shower room provides washing facilities to this area of the house.



The property is situated on a delightful established plot with considerable frontage providing ample and private off-road car standing for numerous vehicles as well as an integral garage. To the rear of the property there is a substantial established garden with initial raised area of decking from the open plan living area for those who enjoy al fresco dining during those balmy summer evenings, a large area of lawn, well stocked borders with established trees and shrubs providing a high degree of privacy and a useful timber workshop / shed.

All of the windows at the front are double-glazed, powder-coated steel windows whilst all of windows at the rear are double-glazed, powder-coated aluminum windows (with the exception of the Utility/WC/Boiler area windows which are single glazed).



Council Tax Band

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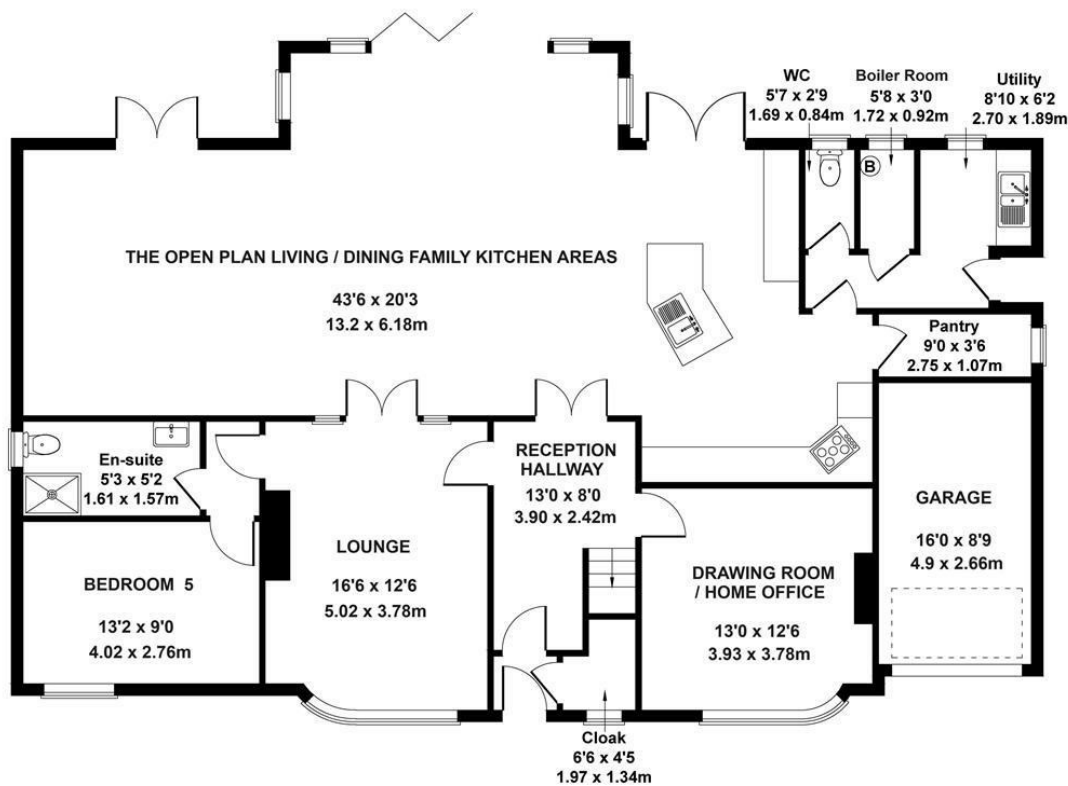
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. This particular property will then be found towards the top of Tithby Road, on the right hand side.

For Sat Nav use Post Code: NG13 8GP

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports. For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee houses, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

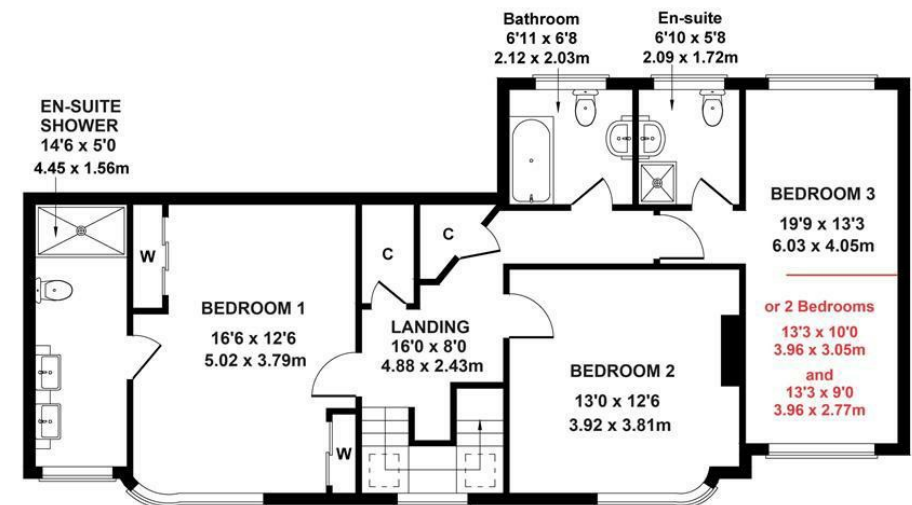
Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages.



APPROXIMATE INTERNAL FLOOR AREA

2691 sq.ft 250 sqm

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY



A half-glazed entrance door through to

ENTRANCE PORCH

with tiled floor and side cloaks cupboard with a hardwood door through to the impressive

ORIGINAL RECEPTION HALL

13'0 x 8'0 (3.96m x 2.44m)

with turning staircase and limed oak balustrade rising to the first floor landing, Tiled flooring. Central heating radiator.

THE OPEN PLAN LIVING / DINING / FAMILY / KITCHEN

43'6 x 20'3 (13.26m x 6.17m)

BREAKFAST KITCHEN AREA

with a solid oak breakfast bar, raised above an island unit with a granite worktop, inset sink with swanhead 3-in-1 Kettle tap over and an integrated NEFF dishwasher as well as a recessed power tower for those plug-in kitchen gadgets. NEFF electric oven and Microwave, Integrated NEFF coffee machine, double wine fridge, fridge & freezer, NEFF triple hob with twin gas burners and a separate induction hob, feature extraction hob over. This area enjoys both underfloor heating and recessed lighting. Double glazed Crittall-style double doors to the decking area.





DINING & SITTING AREA WITH VAULTED CEILING

with double glazed aluminium bi-folding doors opening onto the large area of decking. A feature Harrie Leenders pivoting Wood Burner providing plenty of heat in whatever direction you wish to turn! There are 2 spot lights with cantilevered arms which provide directional light in addition to a large pendant light and further recessed lighting. The tiled flooring throughout this area has underfloor heating.





A GAMES OR MUSIC AREA (Pool table area)

with a continuation of the ceramic tile flooring, the underfloor heating and a brick feature wall. In this area there are wall lights and 4 light spot-light bar over the pool table. A further set of patio doors opens onto the deck. Crittall style doors lead into the Snug Room which can also be access from the Hallway.

SNUG LOUNGE

16'6 x 12'6 (5.03m x 3.81m)

with a feature semi-bay Crittall-style window to the front, central heating radiator, chimney breast with a fireplace recess and a stripped door into a lobby from which access can be gained to a Bedroom & Shower Room.





BEDROOM FIVE

13'3 x 9'0 (4.04m x 2.74m)

with a window to the front and a central heating radiator.

SHOWER ROOM

with a three piece suite incorporating a fully tiled walk-in shower area, low flush W.C., pedestal wash hand basin, tiled flooring with under-floor heating, feature mirror and obscure window to the side, chrome towel ladder radiator.

DRAWING ROOM / HOME OFFICE

13'0 x 12'6 (3.96m x 3.81m)

with a feature semi-bay Crittall-style window to the front and original oak parquet flooring, chimney breast, central heating radiator and plate shelf.

FROM THE KITCHEN AREA

USEFUL PANTRY

with terracotta tiled flooring, shelving and small window to the side elevation.

DOWNSTAIRS W.C.

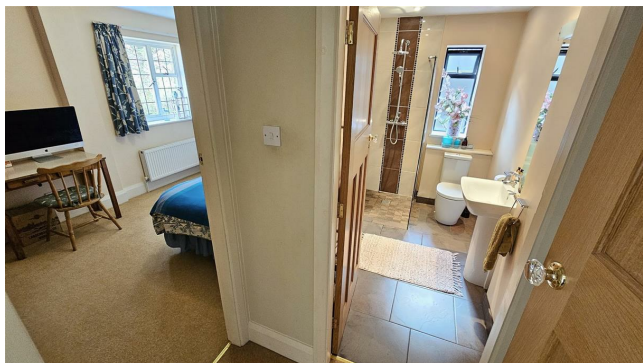
with low flush W.C. and a central heating radiator.

BOILER ROOM

with central heating boiler.

UTILITY ROOM

a white resin sink unit with beech effect work surfaces with cupboards beneath, part glazed door out to the side of the property, space for freezer, plumbing for washing machine.



LANDING

From the Reception Hall, a limed oak staircase provides access to the first floor landing, with half landing and a leaded light tall window. Two central heating radiators, access to loft space above, Large linen cupboard and a separate cupboard housing a 300l capacity Megaflo hot water cistern.





BEDROOM 1

16'6 x 12'6 (5.03m x 3.81m)

with a feature semi-bay Crittall-style window to the front, fitted wardrobes with sliding doors, wall lights, central heating radiator and oak parquet flooring. A further glazed door leads through to the

EN-SUITE SHOWER ROOM

14'6 x 5'0 (4.42m x 1.52m)

a superb refitted contemporary white suite by Duravit comprising large double width shower enclosure with glass screen, chrome contemporary wall mounted shower mixer and handset over, inset downlighter above, low flush W.C., built in vanity unit providing useful storage with twin white wash hand basins with chrome mixer taps and pop up waste, wall mounted mirrors with integrated LED lighting, porcelain tiled walls, inset downlighters to the ceiling, wall mounted contemporary chrome heated towel radiator and further separate central heating radiator, leaded light window to the front elevation.





BEDROOM 2

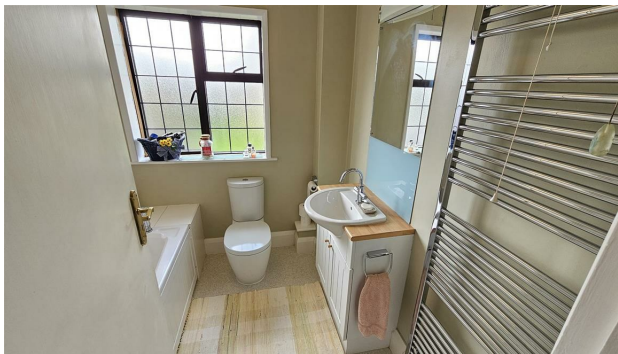
13'0 x 12'6 (3.96m x 3.81m)

with a feature semi-bay Crittall-style window to the front, original parquet flooring which is presently carpeted, chimney breast and a central heating radiator.

BATHROOM

7'0 x 6'8 (2.13m x 2.03m)

with a contemporary suite in white featuring a panelled bath with electric shower over, wash hand basin set within a wash stand with cupboard beneath, heated towel rail, and a replacement window to the rear elevation.





CURRENTLY ONE OPEN-PLAN BEDROOM

BEDROOM 3 (& BEDROOM 4)?

19'9 x 13'3 (6.02m x 4.04m)

Bedroom 3 can easily be converted to two separate bedrooms, but is currently open with shelving and hanging creating the existing divide between the two obvious bedroom areas. Replacement windows to both front and rear and recessed bookcase / shelving.

EN-SUITE SHOWER ROOM

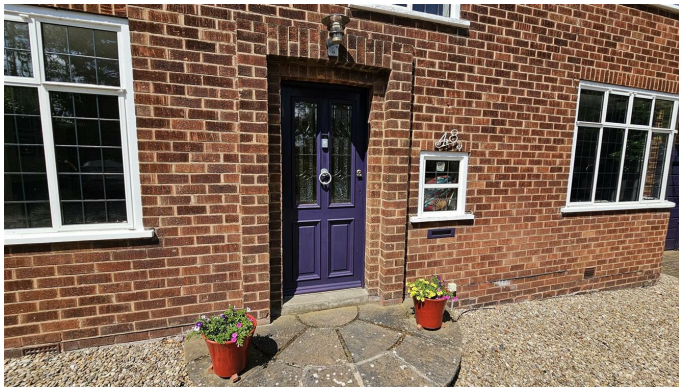
with a contemporary suite in white featuring a shower enclosure with a wash hand basin set within a wash stand with cupboard beneath, heated chrome towel rail and a replacement window to the rear elevation.





OUTSIDE - TO THE FRONT

The property is situated on a delightful established plot with considerable frontage providing ample and private off-road car standing for numerous vehicles as well as an integral garage with exterior flood-lighting. A mature array of well maintained shrubbery to the front and side provide the privacy.



OUTSIDE - TO THE REAR

A perfectly proportioned rear garden with plenty of privacy as well as being west facing - perfect for the sun worshippers who enjoy al fresco dining during those balmy summer evenings or who enjoy lazy afternoons in the sunshine with a crossword in one hand and cup or tea in the other (or a glass of Merlot!). Outside electrical sockets and wall lights have been thoughtfully fitted to the full-width decking area. With flower and shrub borders the garden is perfect for those who are looking for some peace and quiet as well as the privacy so seldom found with more recently built new homes. Well stocked borders with established trees and shrubs providing a high degree of privacy and a useful timber workshop / shed has been provided.

