



**Hazelwood 8 Fisher Lane, Bingham,
Nottinghamshire, NG13 8BQ**

Chain Free £550,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached Home
- 3 Reception Areas
- Delightful Established & Generous Plot
- Driveway & Garage
- No Upward Chain
- 3 Bedrooms
- Central Town Location
- South To Westerly Side & Rear Aspect
- Further Potential
- Viewing Highly Recommended

An interesting opportunity to purchase a traditional detached, family orientated, home originally constructed in the 1950s to an attractive double fronted design and occupying a fantastic generous plot located literally yards from the heart of the town and its wealth of amenities.

The property has been well maintained over the years and has seen some degree of updating with a replacement kitchen and wet room. However it still retains some elements of character with attractive parquet flooring to the hallway and a stained glass entrance door that leads into a versatile level of accommodation which comprises an initial entrance hall, a dual aspect sitting room, a separate snug/dining room, breakfast kitchen with large walk in pantry off, a utility space and a conservatory at the rear. To the first floor there are three bedrooms including a particularly generous principle room that offers considerable scope, either potentially to be split to create a fourth bedroom or alternatively offers ample room for the installation of ensuite facilities if required, and subject to consents. In addition there is a fitted wet room and separate WC.

This individual home is likely to appeal to a wide audience, whether it be young families looking at it as a long term home, particularly with the potential to extend, or alternatively because of its fantastic convenient location, it may well appeal to those downsizing from considerably larger dwellings and appreciating its central location.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the current accommodation, the location and and also its onward potential.

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

INITIAL ENCLOSED STORM PORCH

7'9" x 3'6" (2.36m x 1.07m)

A useful enclosed porch having quarry tiled floor, double glazed windows to the side and the original stained glass front door and side lights leading through into:

MAIN ENTRANCE HALL

11'8" x 8'4" (3.56m x 2.54m)

A well proportioned entrance hall having attractive parquet herringbone block wood flooring, deep skirtings, coved ceiling, built in cloaks cupboard, staircase rising to the first floor and, in turn, further doors leading to:

SITTING ROOM

19'7" x 12' (5.97m x 3.66m)

A well proportioned light and airy reception benefitting from windows to three elevations including sliding doors leading out into the conservatory; the focal point to the room is a feature stone faced fireplace with slate hearth and inset open grate; coved ceiling, double glazed windows to two elevations and patio door to the rear.

SNUG/DINING ROOM

11'11" x 10' (3.63m x 3.05m)

A versatile reception space lying adjacent to the kitchen which could be used as formal dining or alternatively makes an additional reception ideal as a snug or home office; having a coved ceiling and double glazed window to the front.

KITCHEN

12' x 9'8" (3.66m x 2.95m)

Having a westerly aspect into the rear garden and a hatch through the dining room/snug; the kitchen having been refitted with a modern range of wall, base and drawer units with an L shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap; integrated appliances including fan assisted oven with microwave above, four ring gas hob with glass splash back and concealed extractor, under counter fridge, washing machine and dishwasher. The room is large enough to accommodate small dining or breakfast table; attractive quarry tiled floor, walk in shelved pantry, double glazed window to the rear and a further door leading through into:

INITIAL SIDE LOBBY

Linking through into:

UTILITY/STORE ROOM

Having power and light; housing the electrical consumer unit and having room for a further free standing appliance.

Returning to the side lobby and open doorway leads through into:

CONSERVATORY

19' x 6'11" (5.79m x 2.11m)

A useful addition to the property providing a further versatile reception space having a pitched polycarbonate roof, double windows with opening top lights, tiled floor, patio door leading back into the sitting room and further double glazed French doors with a westerly aspect into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

A light and airy space benefitting from a double glazed window with a westerly aspect into the rear garden; having a large built in cupboard with shelving, double glazed window to the side, access to loft space above and, in turn, further doors leading to:

BEDROOM 1

19'11" x 12' (6.07m x 3.66m)

A particularly well proportioned double bedroom benefitting from a dual aspect with double glazed windows to the front and side flooding this room with light; the room large enough to potentially be subdivided or having room to create an ensuite or dressing room facilities; the room having a range of fitted furniture with low level drawer units, dressing table and wardrobes with overhead cupboards; deep skirtings.

BEDROOM 2

10'7" x 9'9" (excluding wardrobes) (3.23m x 2.97m (excluding wardrobes))

A further double bedroom having an aspect to the front; built in wardrobes with overhead storage cupboards and double glazed window.

BEDROOM 3

8'6" (excluding wardrobes) x 7' (2.59m (excluding wardrobes) x 2.13m)

Ideal as a child's single bedroom, first floor office or dressing room; having built in wardrobe with overhead cupboard and double glazed window to the front.

WET ROOM

9' x 6'2" (2.74m x 1.88m)

A purposely designed shower wet room having an initial vanity area with built in cupboard, vanity surface over and inset washbasin, built in airing cupboard to the side and open to a shower wet area with wall mounted shower mixer; contemporary towel radiator, fully tiled walls and double glazed window to the rear.

SEPARATE WC

6' x 2'8" (1.83m x 0.81m)

Having a modern close coupled WC and double glazed window to the rear.

EXTERIOR

The property occupies a fantastic, well proportioned, elevated plot within this convenient, well regarded area of the town, offering gardens to all sides. The plot approaches 1/5 of an acre the predominance of which lies to the south and westerly aspects.

The gardens have been lovingly established over the years and the property is set back behind a walled frontage beyond which lies well stocked borders with an abundance of shrubs and an adjacent driveway providing off road car standing which, in turn, leads to a brick built garage. The majority of the gardens lie to the side and rear of the property benefitting from a south to westerly aspect and catching much of the days sun. Also, subject to consent, these offer scope to expand the accommodation further. The gardens are predominantly laid to lawn but again have well stocked borders with a range of mature trees and shrubs and a pleasant outlook across adjacent gardens at the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold - tbc

ADDITIONAL NOTES

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

The property lies within the town conservation area.

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:-

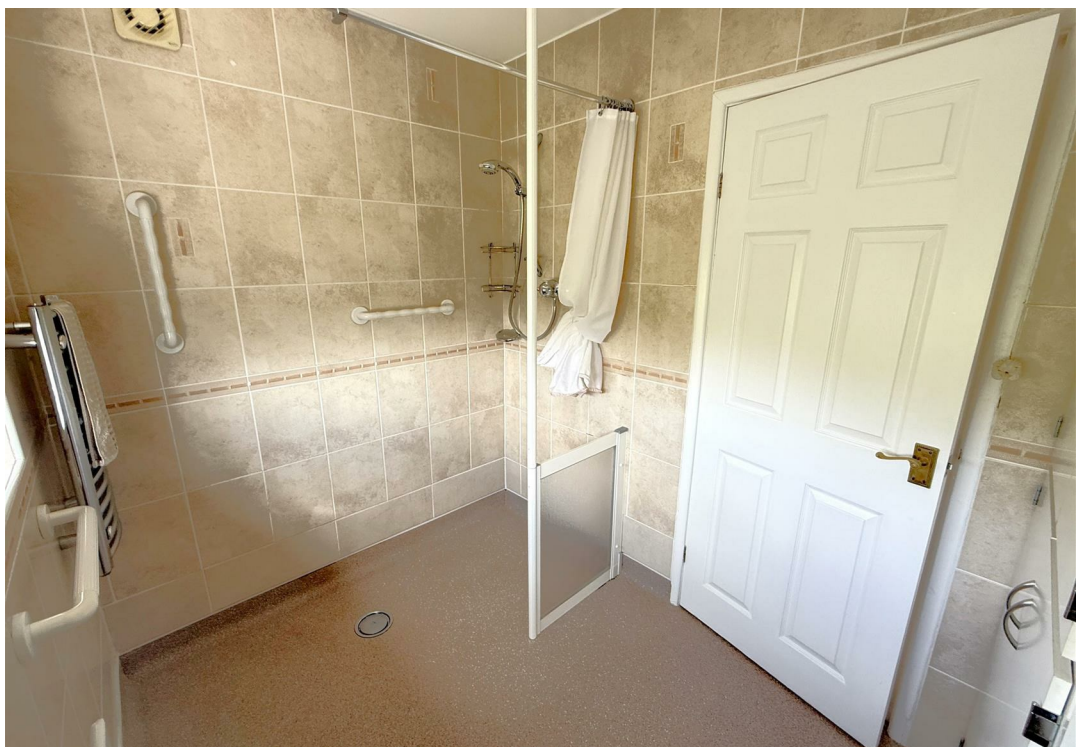
<https://www.gov.uk/search-register-planning-decisions>





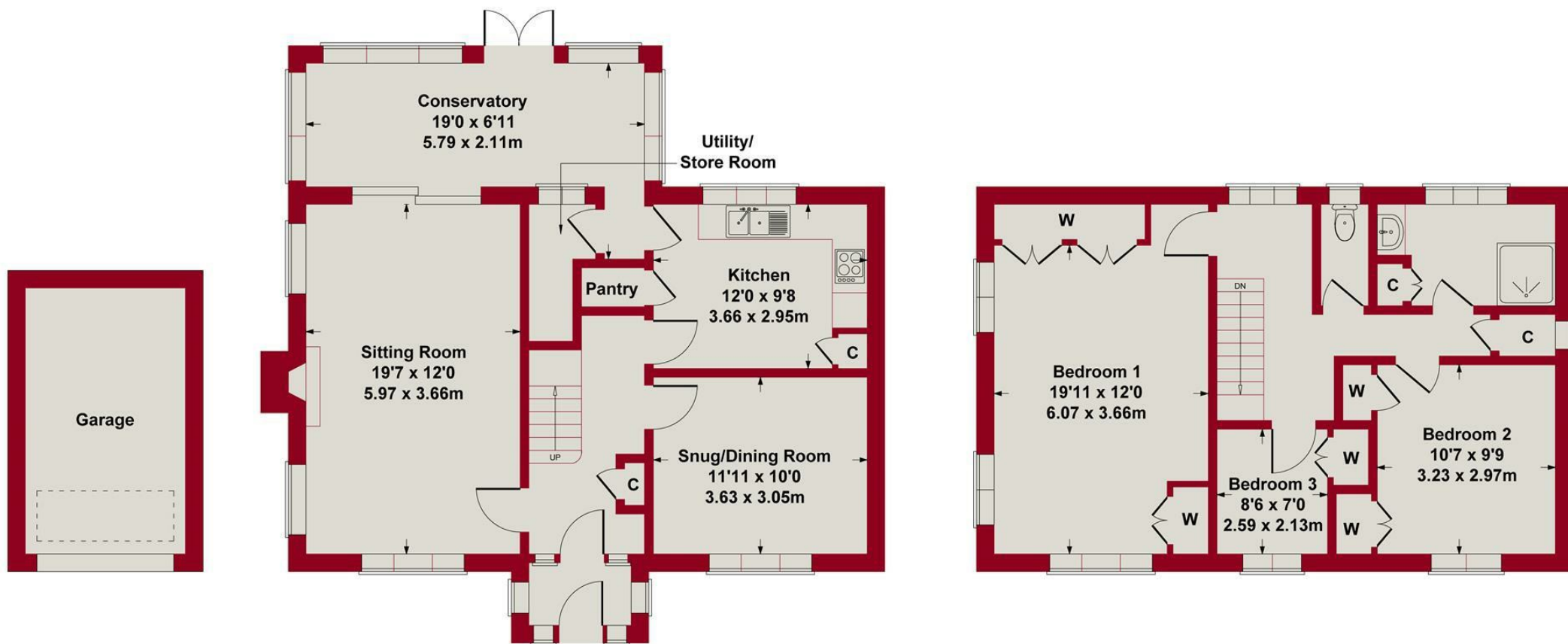












GARAGE

GROUND FLOOR

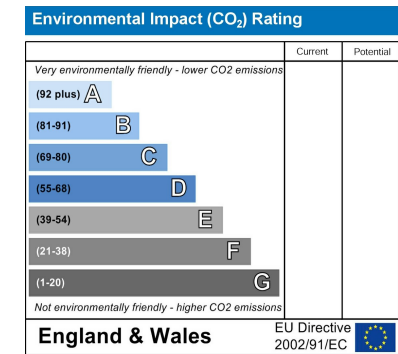
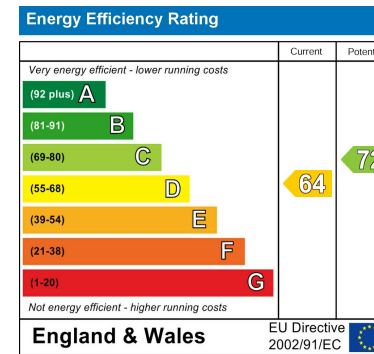
FIRST FLOOR

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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