



7 Grove Road, Bingham, Nottinghamshire,  
NG13 8DY

£365,000

Tel: 01949 836678

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



- Detached Family Home
- Spacious Main Reception
- 3 Bedrooms
- Ample Off Road Parking & Garage
- Viewing Highly Recommended
- Extended Accommodation
- Ground Floor Cloak Room
- Southerly Rear Aspect
- Popular Location

An excellent opportunity to purchase a traditional detached home which provides extended accommodation with a particularly generous ground floor layout having a spacious main reception and an additional conservatory providing a further versatile reception area.

The accommodation is tastefully presented and comprises an initial entrance hall with the original stripped wood flooring and a useful ground floor cloak room off, a fitted kitchen with a southerly aspect into the rear garden and a main sitting/dining area. This is a fantastic space perfect for everyday living and entertaining but, subject to consent, could offer further scope to be sub-divided to reconfigure the kitchen and create a far larger open plan space. The addition of a conservatory provides a further versatile reception area leading out into the rear garden, To the first floor there are three bedrooms and a modern shower room.

As well as the internal accommodation the property benefits from a good sized plot, particularly by modern standards, and is set back behind a walled frontage with a good level of off road parking and detached garage with a store at the rear. The rear garden benefits from a southerly aspect and provides a pleasant outdoor space, particularly in the summer months.

Overall this would be an excellent purchase for young families making use of the local schools but would appeal to a wide audience, whether it be from professional couples or those downsizing from larger dwellings and looking for a well placed home within this popular market town.

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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### L SHAPED ENTRANCE HALL

15'4" x 6'7" max (4.67m x 2.01m max)

Having attractive original stripped wood flooring, deep skirtings, coved ceiling, spindle

balustrade staircase rising to the first floor landing with under stairs storage cupboard beneath and further doors leading to:

### GROUND FLOOR CLOAK ROOM

4'11" x 2'10" (1.50m x 0.86m)

Having a two piece contemporary white suite comprising close coupled WC and rectangular washbasin with chrome mixer tap, tongue and groove effect splash backs, continuation of the stripped wood flooring and double glazed window to the side.

### KITCHEN

15'8" x 8'2" (4.78m x 2.49m)

A further part glazed internal door leads through into the kitchen which is fitted with a generous range of wall, base and drawer units including glazed display cabinets and having two runs of laminate preparation surfaces providing a good working area, one with inset stainless steel sink and drain unit with chrome swan neck articulated mixer tap; space for freestanding fridge freezer and cooker; plumbing for washing machine; double glazed window to the rear, exterior door to the side and further glazed internal door leading through into:

### OPEN PLAN L SHAPED LIVING/DINING ROOM

32' in total x 12'7" (9.75m in total x 3.84m)

A fantastic well proportioned open plan reception which is large enough to accommodate both a living and dining area as well as linking through into the useful addition of a conservatory at the rear. The main sitting room offers the attractive feature of a fireplace with timber fire surround, mantel and slate hearth with inset solid fuel stove. In addition the room having deep coved ceiling, dado rail, wood effect laminate flooring, pine skirting, large double glazed picture window to the front and double glazed French doors leading through into:

### CONSERVATORY

13' x 10'11" (3.96m x 3.33m)

A useful addition to the property providing a further versatile reception space benefitting from a southerly aspect into the rear garden, having pitched polycarbonate roof with inset skylight, double glazed side panels with opening lights, tiled floor, central heating radiator and double glazed French doors leading into the rear garden.

RETURNING TO THE L SHAPED ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having a built in airing cupboard which houses the hot water cylinder, access to loft space above, double glazed window to the side and, in turn, further doors leading to:

### BEDROOM 1

11' x 13' (3.35m x 3.96m)

A well proportioned double bedroom having an aspect to the front, coved ceiling, wood effect laminate flooring and double glazed window.

## BEDROOM 2

12'3" x 10' (3.73m x 3.05m)

A further double bedroom having a southerly aspect into the rear garden, coved ceiling and double glazed window.

## BEDROOM 3

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

Large enough to accommodate a double bed but makes a generous single room having an aspect to the front, over stairs bulkhead, coved ceiling and double glazed window.

## SHOWER ROOM

8'10" x 5'6" (2.69m x 1.68m)

Having a contemporary suite comprising P shaped shower with curved glass screen and wall mounted thermostatic shower mixer with independent handset, close coupled WC and pedestal washbasin with chrome mixer tap; tiled splash backs and floor; contemporary towel radiator and obscured double glazed window to the rear.

## EXTERIOR

The property occupies a level plot set back behind a low brick walled frontage with a lawned area and adjacent driveway that provides off road car standing and continues to the rear of the property where there is a detached brick built garage. A courtesy gate leads into a southerly facing rear garden with an initial paved terrace that sweeps down to a further seating area with raised deck at the foot. The remainder of the garden is laid to lawn and is enclosed in the main by panelled fencing and brick walls.

## GARAGE

16'4" x 8'6" (4.98m x 2.59m)

Having an up and over door, power and light, additional, attached, garden store/potting shed to the rear and UPVC courtesy door into the rear garden.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

## 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).

## 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>













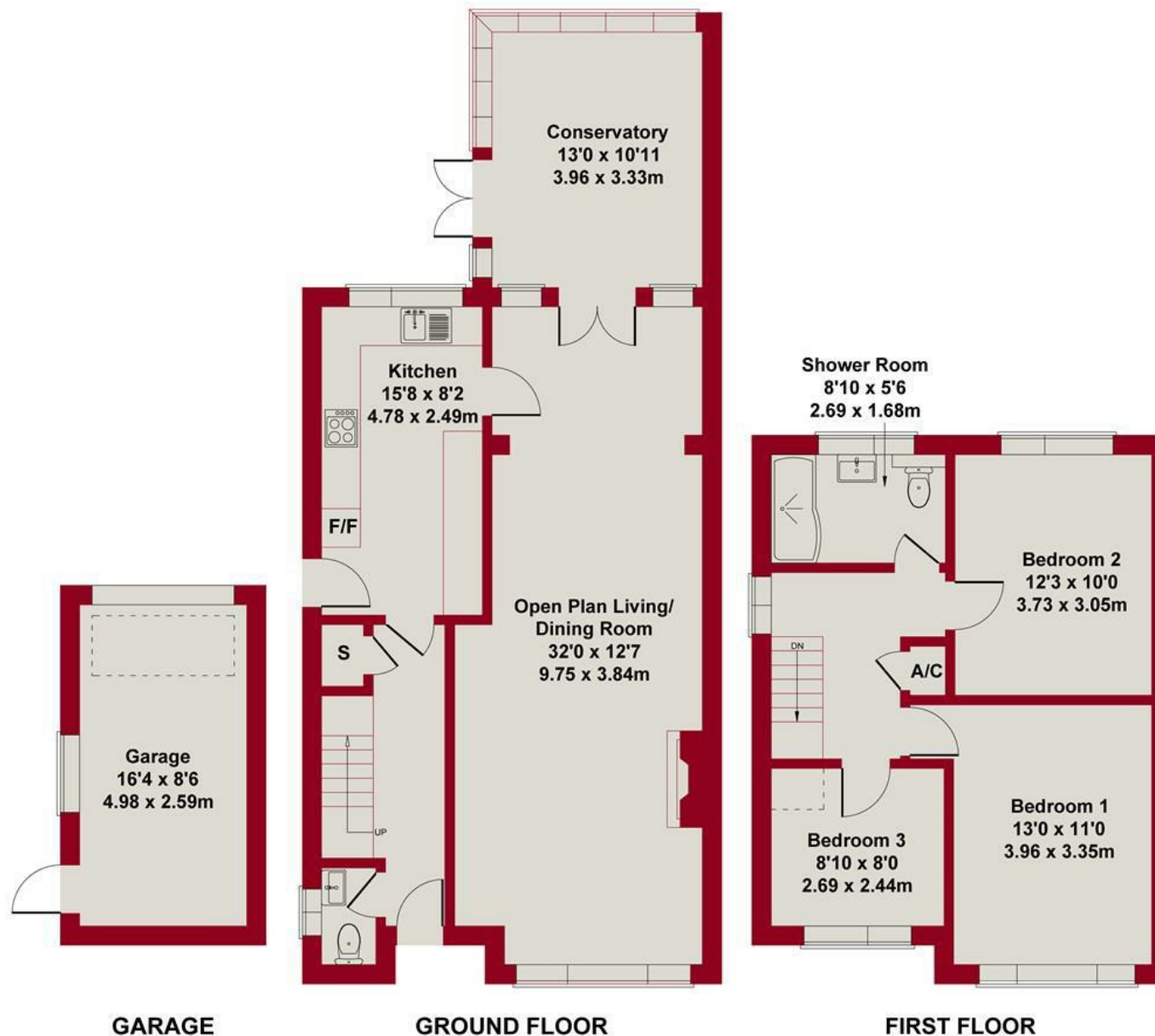












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		
	66	75
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

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



**RICS**



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