



**49 Long Acre, Bingham, Nottinghamshire,  
NG13 8AG**

**O.I.R.O £300,000**  
**Tel: 01949 836678**

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

- Detached Dormer Style Home
- Spacious Main Reception
- Potential For Ground Floor Only Living
- Driveway & Garage
- Requiring Modernisation
- Up To 3 Double Bedrooms
- 2 Bathrooms
- Central Town Location
- Manageable Garden
- No Upward Chain

Offered to the market is this individual detached dormer style home located in a particularly convenient position, tucked away on a small no through lane within a short walking distance of the heart of the town and its wealth of amenities. This deceptive home offers up to three double bedrooms, two of which lie to the first floor with a central bathroom, but with a further versatile room to the ground floor adjacent to a second bathroom allowing to the property to be utilised as purely single storey living if required. In addition there is a wall proportioned dual aspect sitting room and a fitted kitchen which leads off a large central hallway and enclosed storm porch.

In addition the property occupies a relatively low maintenance plot with an open plan frontage and an adjacent driveway and garage. An enclosed courtyard style garden lies to the southerly side, having a useful timber storage shed.

The property is offered to the market with no upward chain and although likely to require a degree of modernisation provides a blank canvas for those wishing to place their own mark on a home.

The property is large enough to accommodate families but will appeal to a wide audience, whether it be from single or professional couples or also those downsizing from larger dwellings and appreciating its fantastic heart of the town location and ease of access to amenities.

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.

A UPVC ENTRANCE DOOR LEADS THROUGH INTO:

### **INITIAL ENCLOSED STORM PORCH**

7'11" x 3' (2.41m x 0.91m)

A useful addition to the property providing an enclosed porch with double glazed windows and a further double glazed entrance door leading through into:

### **MAIN ENTRANCE HALL**

13'2" x 12'2" (4.01m x 3.71m)

A well proportioned space which would potentially be large enough to accommodate a study area; having staircase rising to the first floor landing with useful alcove beneath and, in turn, further doors leading to:

### **SITTING/DINING ROOM**

22'8" x 13' (6.91m x 3.96m)

A well proportioned reception having a dual aspect with a double glazed window to the front and French doors at the rear. The room is large enough to accommodate both a living and dining area, the focal point being a feature exposed brick chimney breast with slate hearth and inset gas fire.

### **KITCHEN**

12' (plus 3' for alcove) x 8'11" (3.66m (plus 0.91m for alcove) x 2.72m)

Although likely to require a programme of updating, the room is fitted with a generous range of wall, base and drawer units providing a good level of storage; two runs of laminate work surfaces, one with inset sink and drain unit; plumbing for washing machine, space for further free standing appliance, alcove which houses a gas range, double glazed windows and exterior door to the rear.

Returning to the main entrance hall an open archway leads through into an inner lobby and, in turn, further doors leading to:

### **WALK IN STORAGE ROOM**

6'11" x 2'9" (2.11m x 0.84m)

A useful storage space, also housing the gas central heating boiler.

### **RECEPTION/BEDROOM 3**

10' x 9'4" (3.05m x 2.84m)

A versatile space which could be utilised as a ground floor bedroom lying adjacent to a bathroom, allowing the property to be used as purely single storey living if required. Alternatively this makes a further reception ideal as a snug or home office, having a double glazed window to the front.

### **INITIAL CLOAKS AREA**

4' x 2'10" (1.22m x 0.86m)

Giving access into:

### **GROUND FLOOR BATHROOM**

8'11" x 7' (2.72m x 2.13m)

Having a three piece coloured suite comprising panelled bath with mixer tap and integral shower handset, close coupled WC and pedestal washbasin; tiled splash backs and double glazed window to the rear.

RETURNING TO THE MAIN ENTRANCE HALL AN OPEN TREAD STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having integrated under eaves storage cupboard, access to loft space above and, in turn, further doors leading to:

## BEDROOM 1

13'2" excluding wardrobes x 13' (4.01m excluding wardrobes x 3.96m)

A well proportioned double bedroom which benefits from Jack n' Jill access into the first floor shower room, having under eaves storage and a double glazed window to the front.

## BEDROOM 2

10' x 13' (excluding wardrobes) (3.05m x 3.96m (excluding wardrobes))

Again a double bedroom having built in storage and double glazed window to the front.

## SHOWER ROOM

9' x 8'8" (2.74m x 2.64m)

A well proportioned space having coloured suite comprising close coupled WC, pedestal washbasin and shower enclosure with wall mounted electric shower; double glazed window to the front.

## EXTERIOR

The property occupies a really convenient location within a short walking distance of the heart of the town, tucked away off a private initial shared driveway on a relatively low maintenance plot having a lawned frontage with inset shrubs and a pathway leading to the front door. To the side of the property is a driveway providing off road car standing and which, in turn, leads to a detached single garage with up an over door and a walkway to the rear with established borders which, in turn, leads to a further courtyard style garden on the southerly side with established shrubs and storage shed.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, (information taken from Energy performance certificate and/or vendor).

The property is located off a private driveway, shared with the adjacent properties. There maybe shared responsibility for maintenance.

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:-

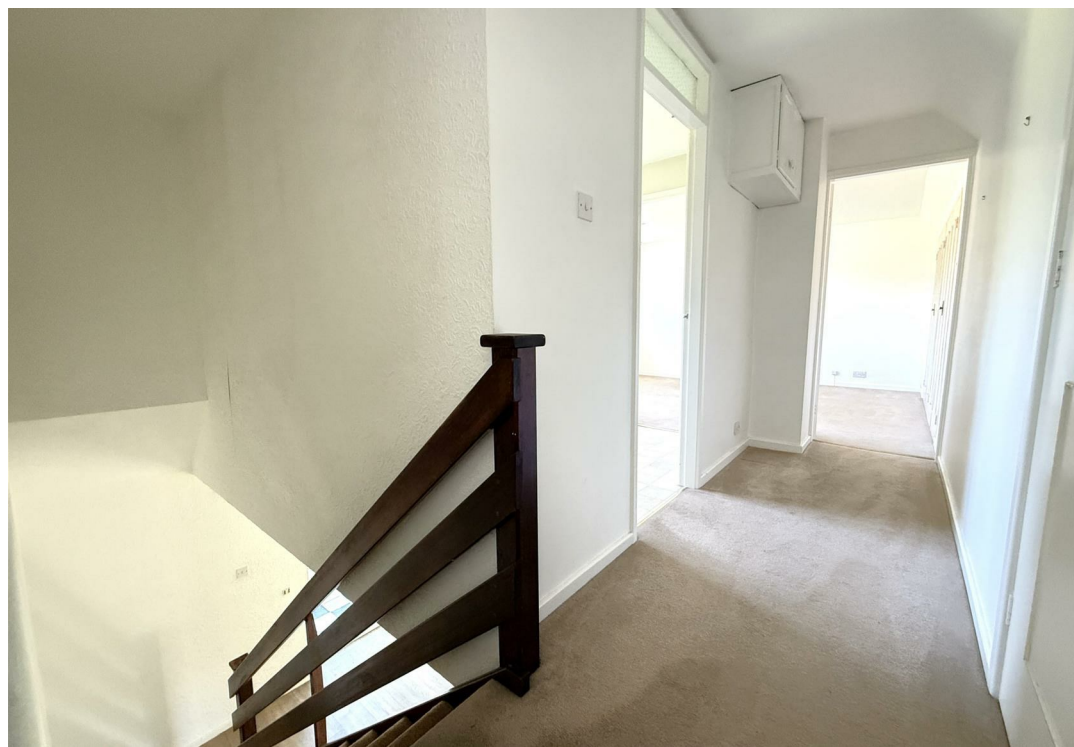
<https://reports.ofsted.gov.uk/>

Planning applications:-

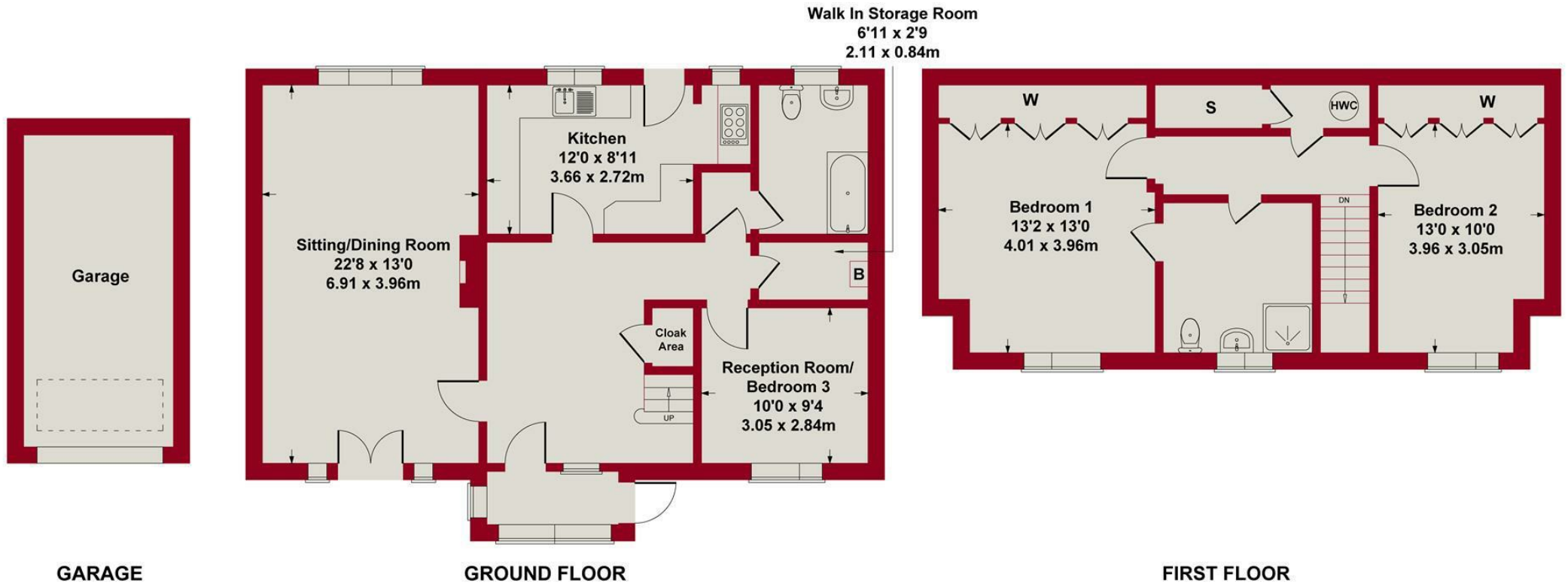
<https://www.gov.uk/search-register-planning-decisions>









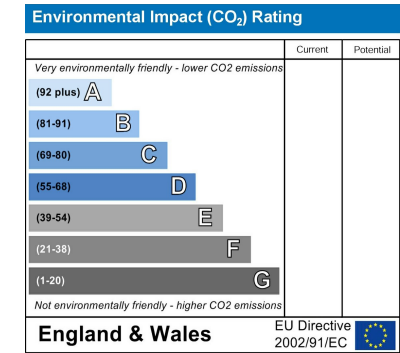
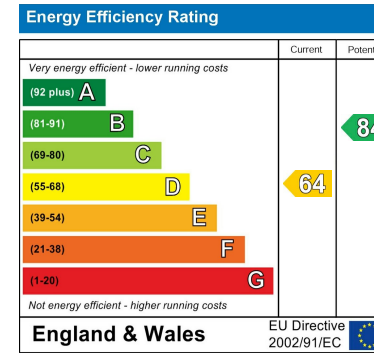


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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