



2 Penson Gardens, Bingham,
Nottinghamshire, NG13 7AL

£634,950
Tel: 01949 836678

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

- Detached Family Home
- Accommodation In Region Of 2,450 Sq.Ft.
- 3 Bath/Shower Rooms
- Spacious Open Plan Living Kitchen
- Generous Driveway & Double Garage
- Completed By David Wilson Homes In 2023
- Up To 6 Bedrooms
- 2 Main Receptions
- Utility & Ground Floor Cloak Room
- Viewing Highly Recommended

A fantastic opportunity, particularly for families, to purchase a substantial detached contemporary home, originally completed by David Wilson Homes in 2023, offering an excellent level of accommodation over three floors extending to approximately 2,450 sq.ft.

The property is immaculately presented throughout with neutral decoration, benefitting from double glazing and gas central heating as well as contemporary fixtures and fittings. The property occupies a larger than average corner plot with gardens to three sides as well as having a generous treble width driveway and double garage.

Internally the property boasts potentially up to six bedrooms, three ensembles/bathrooms and a ground floor cloak room. In addition there are two main receptions including a dual aspect sitting room benefitting from bifold doors leading out into the rear garden and an attractive walk in bay window to the front and a separate dining room/snug. The heart of the home is likely to become the open plan living/dining kitchen with an attractive signature walk in bay window and French doors leading out onto the rear terrace. In addition there is a useful utility room.

A suite situated in the eaves provides a fantastic space that could be utilised as either a principal bedroom with an initial second floor reception area/study space, a fitted walk in dressing room and ensuite facilities. This could be perfect for teenagers or as a guest suite. A further double bedroom with walk through dressing area and ensuite facilities in located on the first floor.

Overall this is an excellent, well presented, family home completed by a well regarded national developer with the balance of its warranty and 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 COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'9" max x 10'2" max into stairwell (4.19m max x 3.10m max into stairwell)

A well proportioned initial entrance vestibule having spindle balustrade turning staircase rising to the first floor landing, useful under stairs alcove beneath, LVT flooring with initial inset mat and further doors, in turn, leading to:

SITTING ROOM

21'3" (plus 1'5" for bay window) x 11'6" (6.48m (plus 0.43m for bay window) x 3.51m)

A well proportioned, light and airy, reception having walk in bay window to the front and double glazed French doors and side lights leading out into the rear garden.

SNUG/PLAY ROOM

13'7" x 9'1" (4.14m x 2.77m)

A versatile reception space currently utilised as an additional snug/play room but would make a generous ground floor home office or a formal dining space; having a pleasant dual aspect with windows to the front and side.

GROUND FLOOR CLOAK ROOM

6'7" max x 4'10" max (2.01m max x 1.47m max)

Having a two piece suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; useful cloaks cupboard providing a good level of storage and also housing the electrical consumer unit.

OPEN PLAN DINING KITCHEN

21'3" x 14' (plus 3' for bay window) (6.48m x 4.27m (plus 0.91m for bay window))

A well proportioned open plan space flooded with light benefitting from windows to two elevations including a large walk bay window and double glazed French doors with integral blinds leading out into the garden. The kitchen is tastefully appointed with a generous range of gloss fronted wall, base and drawer units with chrome door furniture and U shaped configuration of laminate work surfaces with inset sink and drain unit with chrome swan neck mixer tap; integrated appliances include AEG double oven, five ring gas hob with chimney hood over, fridge freezer and dishwasher; under unit lighting. The kitchen area is open plan to a reception space ideal for formal dining or an additional sitting area and undoubtedly this area is going to become the hub of the home.

From the kitchen area a further door leads through into:

UTILITY ROOM

6'2" x 6'4" (1.88m x 1.93m)

Having fitted wall and base units complementing the main kitchen and providing a good level of storage, one of which houses the gas central heating boiler; laminate work surface with inset sink and drain unit with chrome mixer tap and exterior door into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having a good level of built in storage with two cupboards, one of which houses the pressurised hot water system; window to the front and further doors, in turn, leading to:

BEDROOM 2

14' x 13' (4.27m x 3.96m)

A fantastic suite offering around 280 sq.ft. of floor area comprising an initial walk through dressing area with built in wardrobes which leads through into a double bedroom and, in turn, ensuite facilities. The bedroom having a dual aspect with windows to two elevations including a pleasant aspect to the southerly side and a further door leading through into:

ENSUITE BATH/SHOWER ROOM

8'4" x 7'7" (2.54m x 2.31m)

Having a four piece contemporary suite comprising double ended panelled bath with chrome mixer tap and tiled splash backs, double width shower enclosure with wall mounted shower mixer with independent handset over and sliding glass screen, close coupled WC and pedestal washbasin; contemporary towel radiator, shaver point and window to the side.

BEDROOM 3

13' (13'10" max into alcove) x 9'5" (3.96m (4.22m max into alcove) x 2.87m)

A further double bedroom having a pleasant dual aspect with windows the front and side; useful alcove ideal for free standing furniture.

BEDROOM 4

12'3" x 9'2" (3.73m x 2.79m)

A double bedroom having aspect into the rear garden.

BEDROOM 5

12'5" x 8'10" (3.78m x 2.69m)

A double bedroom with an aspect to the front.

MAIN BATH/SHOWER ROOM

8'9" x 7' (2.67m x 2.13m)

A well appointed family bathroom with a four piece suite comprising double ended bath with centrally mounted chrome mixer tap and tiled splash backs, shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and window to the rear.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO SECOND FLOOR WHERE THERE IS AN IMPRESSIVE SUITE SITUATED IN THE EAVES:

INITIAL SECOND FLOOR RECEPTION AREA

13'9" x 9'11" (4.19m x 3.02m)

A well proportioned light and airy space benefitting from a dual aspect with skylight to the

front and additional window to the side. This area offers a great deal of versatility, currently utilised as a second floor office or alternatively a sitting room in conjunction with the principal bedroom.

Further doors lead to:

BEDROOM 1

17'9" max x 15'3" (5.41m max x 4.65m)

A well proportioned light and airy double bedroom benefitting from ensuite facilities and having a pleasant dual aspect with twin skylights to the rear and additional skylight to front; access to a small loft arear in the eaves and a further door leading through into:

ENSUITE SHOWER ROOM

7'3" x 5' (2.21m x 1.52m)

Having a three piece suite comprising shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and skylight to the rear.

DRESSING ROOM/BEDROOM 6

21'5" x 9'1" (6.53m x 2.77m)

A really versatile space which is currently being utilised as a generous dressing room, having an excellent level of integrated furniture with a run of built in wardrobes and additional storage cupboard; part pitched ceiling and two skylights to the side. Alternatively this would make a further sixth bedroom.

EXTERIOR

The property occupies a pleasant, established, corner plot benefitting from an excellent aspect across to an adjacent green area and gardens to all sides; set back behind a hedged fronted with a central pathway leading to the front door and adjacent lawned garden with established borders. The gardens wrap around the westerly side and are again laid to lawn with a walled and feather edged board rear garden and having paved terrace linking back into the living area of the kitchen; a central lawn with further timber decked seating area at the foot which catches much of the day's sun. To the side of the property is a brick built double garage with twin up and over doors, power and light and potential storage in the eaves. To the fore of the garage is a tarmacadam driveway with potentially offers car standing for three to four vehicles.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band G

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).

There is an annual service charge for the maintenance of "green areas" within the development. We understand that at the time of instruction (October 2026), this is approximately £180 per annum, payable in two six monthly instalments.

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>

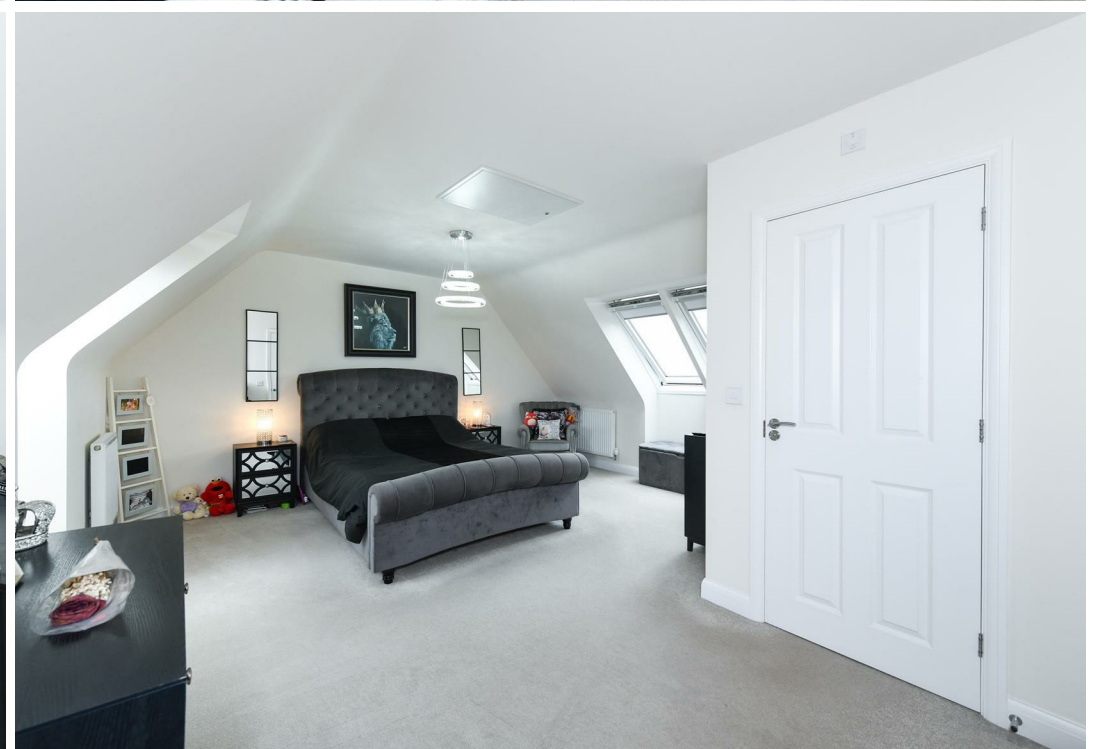








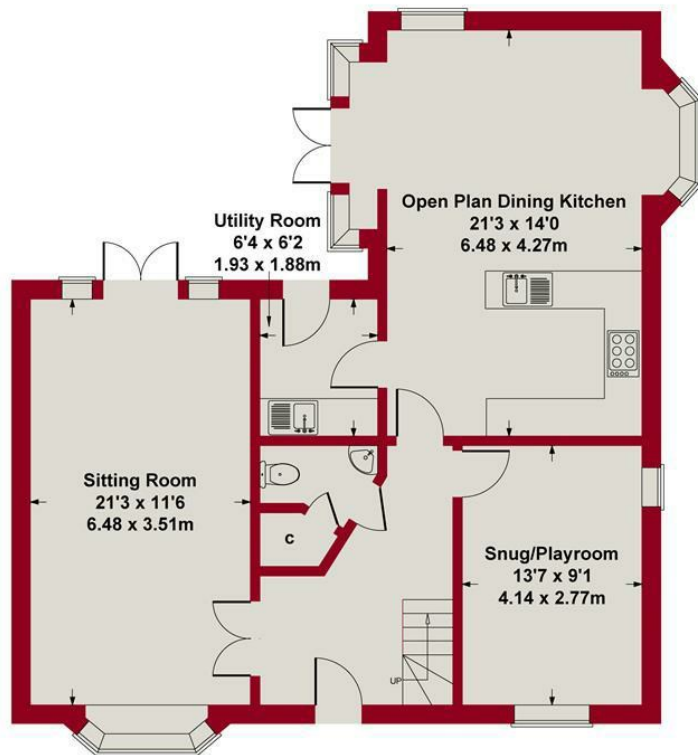




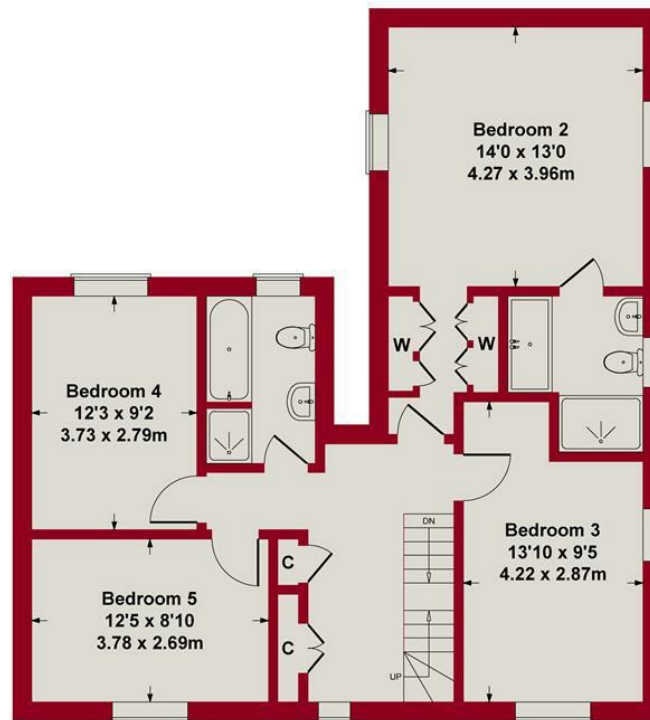




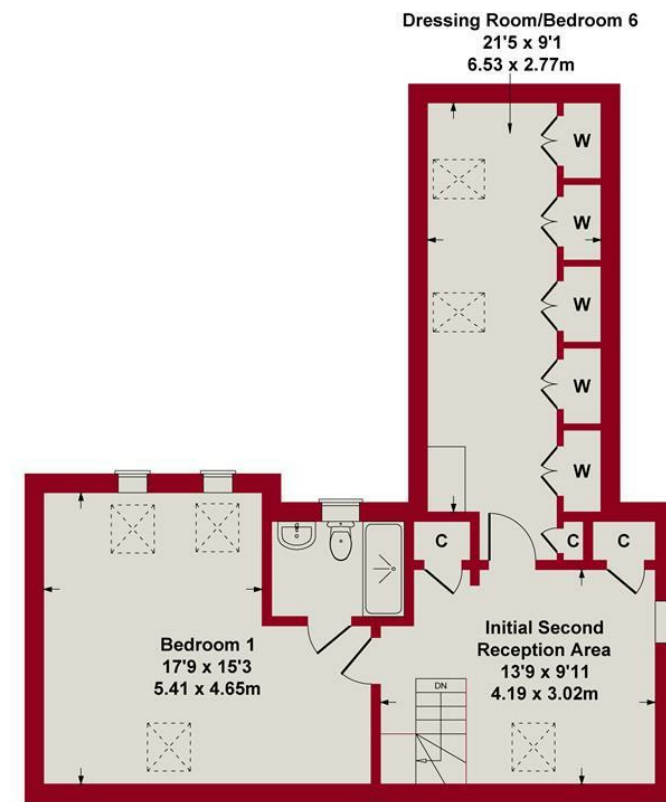




GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

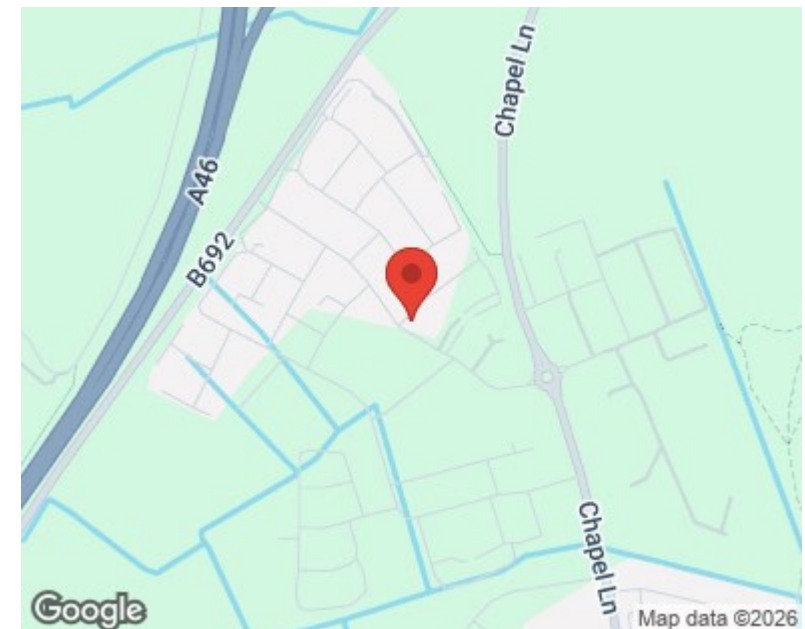
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.

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.

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



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