



**12 The Banks, Bingham, Nottinghamshire,  
NG13 8BL**

**Guide Price £425,000**

**Tel: 01949 836678**

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

- Individual Detached Cottage
- Delightful 0.23 Acre Plot
- Wonderful Established Gardens
- Highly Regarded Area Of The Town
- Currently 3 Bedrooms 3 Receptions
- Planning Approved To Significantly Extend
- Southerly Rear Aspect
- Driveway & Garage
- Considerable Potential
- No Upward Chain

A really interesting opportunity to purchase an individual detached character cottage which benefits from additional planning permission to extend the accommodation further with a proposal to create a fantastic open plan living/dining kitchen with an additional sitting room and also providing an impressive first floor master suite. The additional accommodation makes use of the excellent location, positioned within the conservation area of the town, on a generous elevated plot which approaches 1/4 of an acre and benefits from a southerly rear aspect with delightful, established, well stocked gardens.

In its current guise the property offers a versatile layout with three main reception areas and three double bedrooms, many of the rooms benefitting from dual aspects overlooking the well maintained gardens.

The property is ripe for those looking to place their own mark on a home and is ready for a generous programme of modernisation but with the additional planning approved provides excellent scope to create a stunning family home within this fantastic location, positioned within the walking distance of the heart of the town and its wealth of amenities.

Overall viewing comes highly recommended to appreciate the location, current accommodation and also the 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 TIMBER ENTRANCE DOOR WITH MULTI PANED LIGHTS LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

8'3" x 8'5" (11' max into stairwell) (2.51m x 2.57m (3.35m max into stairwell))

An initial entrance hall having an aspect to the front, turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath and, in turn, further doors leading to:

## WALK IN STORAGE CUPBOARD/PANTRY

7'2" x 2'11" (2.18m x 0.89m)

Having fitted shelving and providing a useful storage space.

## SITTING ROOM

14'11" x 10'9" (4.55m x 3.28m)

Benefitting from a dual aspect with double glazed windows to both the front and side elevations with a pleasant aspect into the garden; chimney breast with inset gas fire and shelved alcove to the side; further additional dresser unit with low level storage cupboard and shelving above.

Returning to the initial entrance hall an open doorway leads through into:

## INNER HALLWAY

8'7" x 3'10" (2.62m x 1.17m)

Having an additional exterior door into the garden and a sliding door into:

## GROUND FLOOR CLOAK ROOM

6'3" x 7'7" max (1.91m x 2.31m max)

Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin; chrome towel radiator, a run of built in cloaks cupboards providing useful storage, window to the side elevation and a further door leading through into:

## UTILITY ROOM

10'10" x 5'9" (3.30m x 1.75m)

Having a preparation surface with inset stainless steel sink and drain unit, plumbing for washing machine, space for further free standing appliances, pitched ceiling and double glazed window.

Returning to the inner hallway a further door leads through into:

## DINING ROOM

15'2" x 10'1" (4.62m x 3.07m)

A versatile reception currently utilised as formal dining having a pleasant dual aspect with double glazed windows to the side and rear with views into the garden. The room having a beamed ceiling, deep skirtings and a further arched open doorway leading through into:

## SNUG/BREAKFAST ROOM

11'2" x 9'6" (3.40m x 2.90m)

A versatile space with a pleasant aspect out into the rear garden and is part open plan to the kitchen therefore providing a space that could be used as a breakfast room or everyday informal reception. The room having faux beams to the ceiling, shelved bookcase, double glazed window and sliding patio door into the garden.

An open doorway leads through into:

## KITCHEN

10'9" x 9'6" (3.28m x 2.90m)

Although likely to require a programme of modernisation the kitchen is fitted with a

generous range of oak effect fronted wall, base and drawer units, leaded glazed display cabinets and a U shaped configuration of laminate preparation surfaces; twin drainer sink unit, plumbing for dishwasher, Bosch oven with alcove above for a microwave, space for under counter fridge and a single glazed window to the rear.

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

### **SPLIT LEVEL FIRST FLOOR LANDING**

Having further doors, in turn, leading to:

### **BEDROOM 1**

14'10" x 10' (4.52m x 3.05m)

A well proportioned double bedroom having fitted wardrobes and a dual aspect with double glazed windows to the side and rear overlooking the garden.

### **BEDROOM 2**

11'9" x 11' (excluding wardrobes) (3.58m x 3.35m (excluding wardrobes))

An L shaped double bedroom having a dual aspect with windows to the front and side elevations overlooking the garden. The room having fitted full height wardrobes and a chimney breast.

### **BEDROOM 3**

8'4" x 9'11" (2.54m x 3.02m)

Potentially large enough to accommodate a double bed but would make a generous single, having access to loft space above and double glazed window to the side.

### **SHOWER ROOM**

8'4" x 8'5" (2.54m x 2.57m)

An L shaped room having a relatively modern suite which comprises a double length shower enclosure with initial drying area, glass screen and wall mounted Mira Sport electric shower, close coupled WC and pedestal washbasin; built in airing cupboard housing the Baxi gas central heating boiler and two double glazed windows to the side elevation.

### **EXTERIOR**

The property occupies a fantastic, established, generous plot extending to approximately 0.23 acres on a slightly elevated position benefitting from a southerly aspect to the rear. The property is set back behind a raised walled and wrought iron railing frontage with a central wrought iron gateway behind which lies a delightful, well stocked, established garden with a variety of trees and shrubs. The vast majority of the garden is laid to lawn with inset, well stocked, borders and provides a fantastic outdoor space with potential, as demonstrated by the recent planning permission that's been granted, to extend the accommodation further. Leading off The Banks is a single garage with driveway to the front providing a useful storage space or secure parking for a small vehicle. To the westerly side of the property is a run of outbuildings providing useful storage space including a brick built workshop.

### **WORKSHOP**

12' x 7'5" approx (3.66m x 2.26m approx)

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band E

### **TENURE**

Freehold

### **PLANNING**

Please note that as well as the current accommodation on offer, planning has recently been granted in January 2026 to create a two storey extension to the southerly side which will provide a superb open plan living/dining kitchen with additional reception and above a first floor principle suite. Full details can be found on Rushcliffe Borough Council's planning portal under reference 25/01949/FUL.

### **ADDITIONAL NOTES**

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

The property lies within the town conservation area.

There are plans submitted to alter Toothill School, which is located to the southern boundary. Further details can be found on Rushcliffe Borough Councils planning portal under ref:- 26/01009/FUL

The external images are for reference only and may not depict the exact boundaries of the title.

### **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>



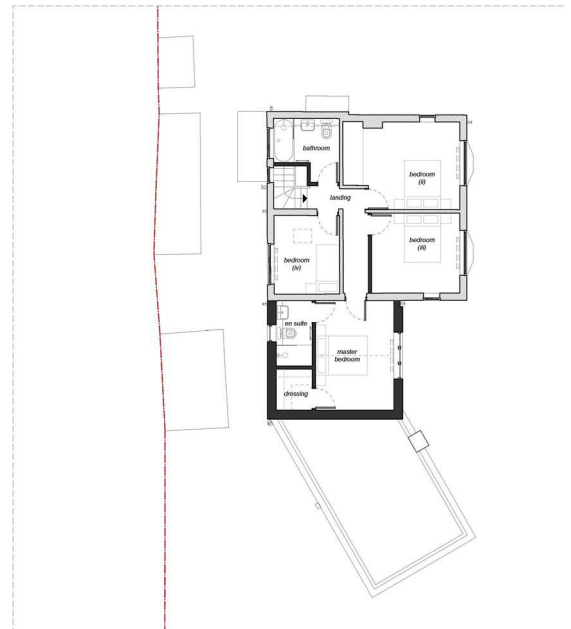
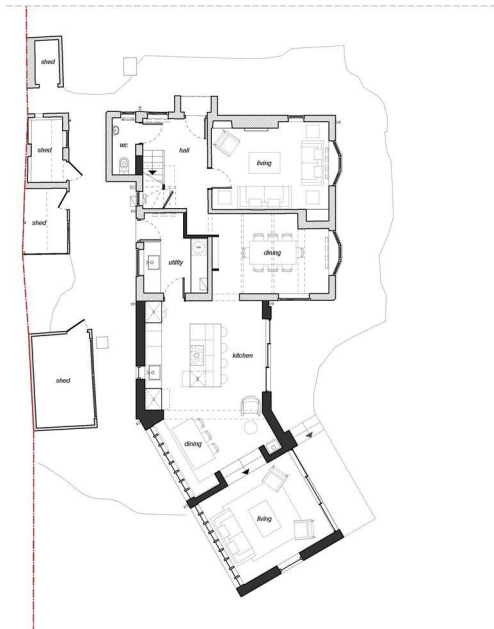
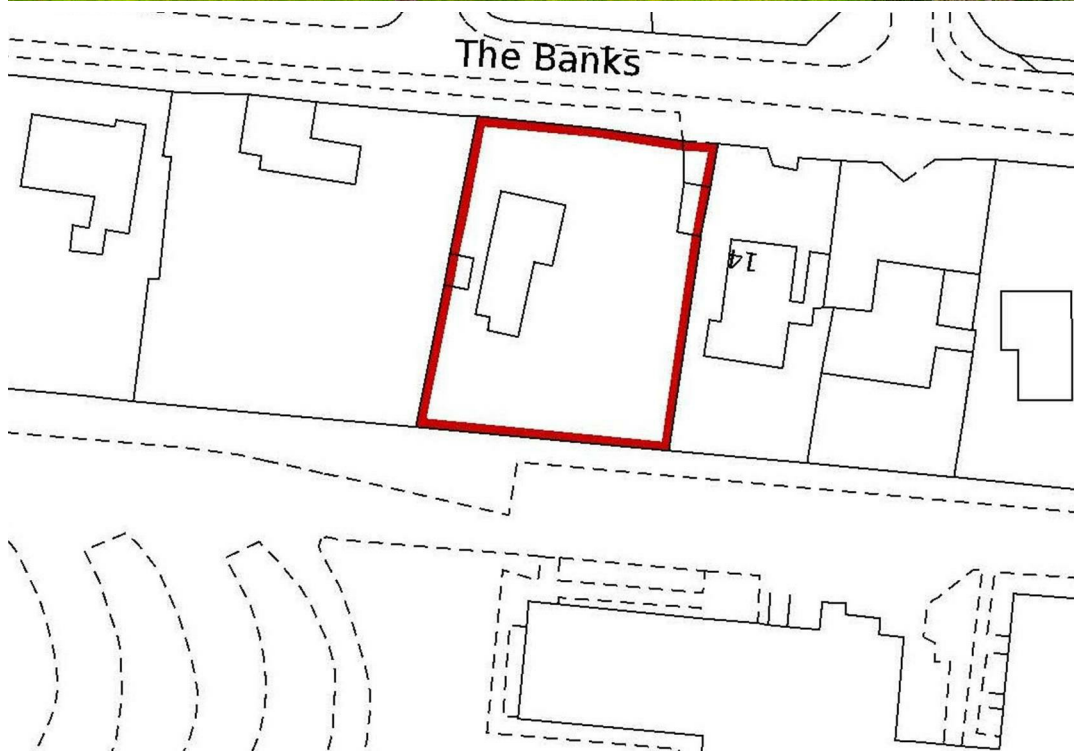


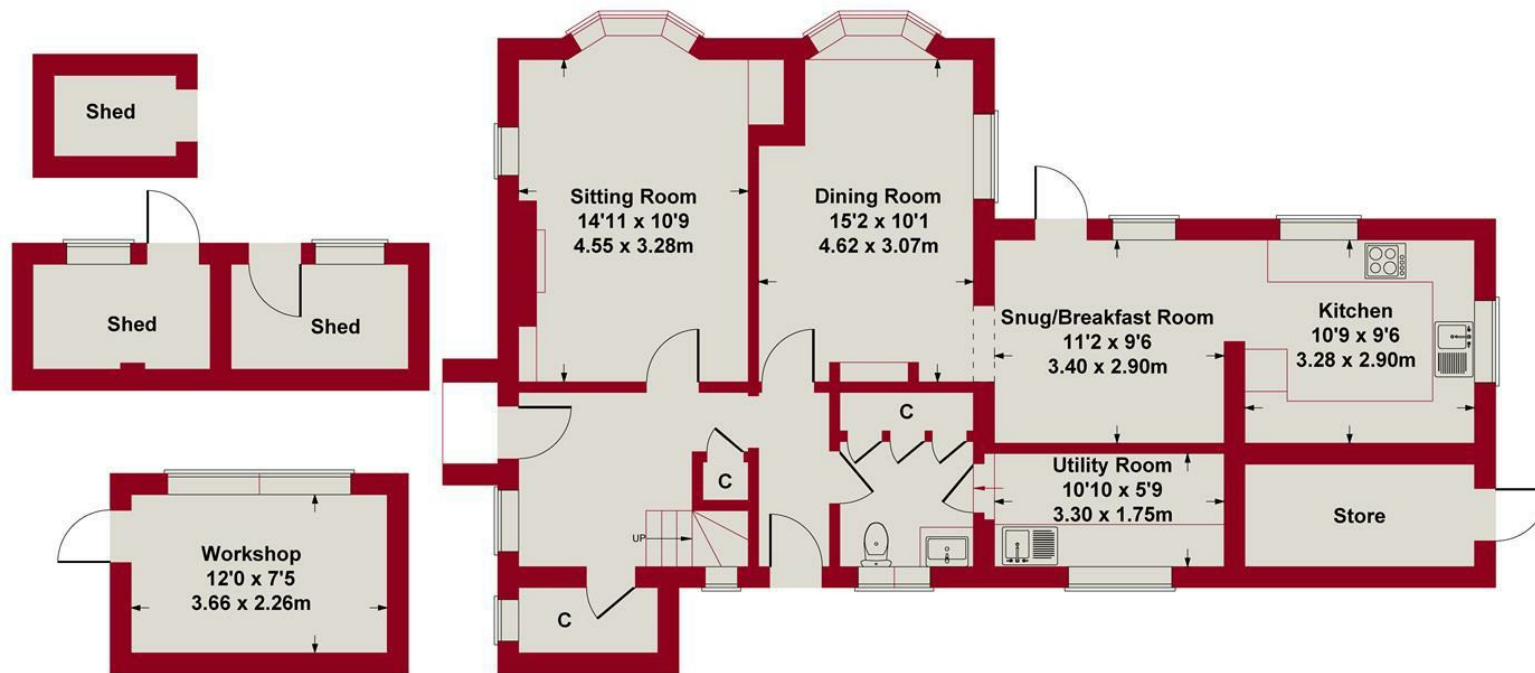






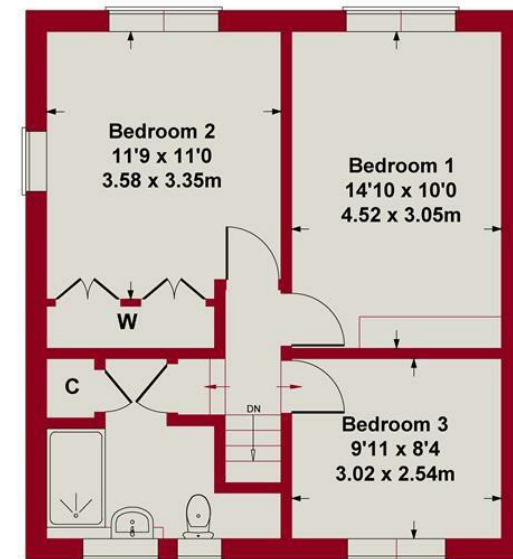






OUTBUILDING

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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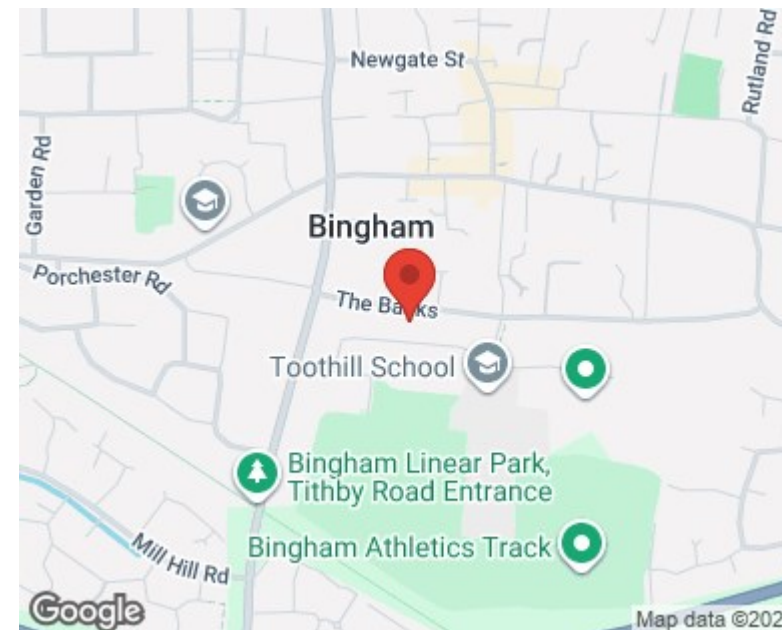
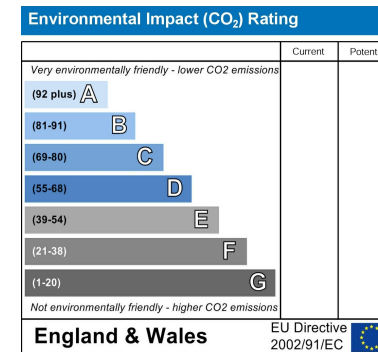
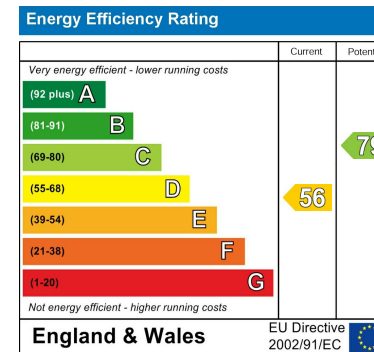
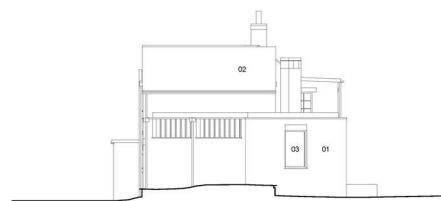




01 North Elevation (Front)



02 East Elevation (Side)



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**RICS**



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