



7 Charlock Gardens, Bingham,  
Nottinghamshire, NG13 8UH

£268,000

Tel: 01949 836678

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

- Semi Detached Home
- Beautifully Modernised Throughout
- Delightful Landscaped Gardens
- Outdoor Cabin/Studio
- Stunning Kitchen & Bathroom
- 2 Double Bedrooms
- Finished To A High Standard
- Off Road Parking
- Additional Storage Shed/Workshop
- Viewing Highly Recommended

We have pleasure in offering to the market this stunning, immaculately presented semi detached home which has seen a thoughtful programme of modernisation over recent years, finished to a high specification and completed with a great deal of thought and attention to detail to provide a fantastic home within this popular established development.

The property poses a great opportunity for a wide range of prospective purchasers, whether it be single or professional couples, possibly a family with one child or also those downsizing from larger dwellings looking for a relatively modern home that's presented in a move in condition.

The property has benefitted from an updated kitchen and bathroom, upgraded boiler and full cosmetic refurbishment throughout with replacement floor coverings and tastefully decoration. The programme of works continued into the exterior of the property with a totally re-landscaped garden that has been designed for low maintenance living. The westerly facing rear garden has a paved terrace leading onto an artificial, easily maintained, lawn and encompasses a superb studio/cabin with attached workshop and store providing an outdoor reception space perfect for entertaining or a possible home office. In addition a further workshop with an attached, covered, pergola provides a further outdoor seating area and storage space adding additional features to this interesting home. In addition there is ample off road parking and the property is located close to the entrance to a cul-de-sac setting.

Internally the accommodation comprises an initial entrance hall with attractive half landing and useful storage cupboard beneath, a sitting room with built in media wall and a beautifully appointed breakfast kitchen with full ceiling height units providing an excellent level of storage and integrated appliances and having access out into the rear garden. To the first floor, leading off a central landing, are two double bedrooms and a central bathroom which has been cleverly reconfigured and thoughtfully updated.

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

5'5" (12' max into stairwell) x 5'11" (1.65m (3.66m max into stairwell) x 1.80m)

A pleasant initial entrance vestibule flooded with light having inset downlighters to the ceiling, vertically mounted column radiator, staircase with half landing rising to the first floor landing above, useful under stairs cupboard/pantry beneath and an open doorway leading through into:

## BREAKFAST KITCHEN

11'8" x 9' (3.56m x 2.74m)

Beautifully appointed having been tastefully modernised with a generous range of fitted wall, base and drawer units with under unit lighting and having; U shaped configuration of square edged laminate preparation surfaces with inset composite sink and drain unit with articulated mixer tap and tiled splash backs; integrated appliances including Bosch induction hob, contemporary hood over, combination Bosch microwave and fan assisted oven, fridge, freezer and Bosch dishwasher; space and plumbing for washing machine, inset downlighters to the ceiling, attractive column radiator, space for a small dining or breakfast table, double glazed window and French doors leading out into the rear garden.

Returning to the initial entrance hall a further door leads through into:

## SITTING ROOM

12' x 11'8" (3.66m x 3.56m)

A pleasant reception having a window to the front elevation, the focal point to the room being an attractive media unit with integrated alcoves and central contemporary log flame effect electric fire and also having; additional alcoves to the side, deep skirtings, column radiator and double glazed window to the front elevation.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH AN ATTRACTIVE HALF LANDING WITH INSET DOWNLIGHTERS ABOVE RISES TO:

## FIRST FLOOR LANDING

Having built in storage cupboard which also has potential space for a tumble dryer and being ideal as a concealed laundry room, access to loft space above, column radiator and further doors in turn leading to:

## BEDROOM 1

11'9" x 9'2" (3.58m x 2.79m)

A double bedroom having an aspect into the rear garden, over stairs storage cupboard and double glazed window.

## BEDROOM 2

11'9" x 7'4" (3.58m x 2.24m)

Although potentially a further double bedroom this is currently utilised as a dressing room and would make an excellent child's room or first floor office. The room having ample room for free standing furniture and double glazed window to the front.

## BATHROOM

8'4" x 6' max into alcove (2.54m x 1.83m max into alcove)

Tastefully appointed and thoughtfully reconfigured to provide a contemporary space, the suite comprising: panelled bath with wall mounted shower mixer with both independent handset and rainwater rose over and bifold glass screen, close coupled WC and vanity area with twin bowl moulded washbasins with chrome mixer taps and tiled splash backs; useful cupboard above with mirrored door fronts, contemporary towel radiator, alcoves and inset downlighters to the ceiling.

## EXTERIOR

The property occupies a pleasant position within this popular, established, development located close to the entrance of a cul-de-sac setting and is set back behind a hedged frontage beyond which lies a mainly lawned garden with a stone chipping and paved driveway providing off road car standing for several vehicles and which, in turn, leads to the front door. A further timber courtesy gate gives access into the rear garden which benefits from a just off westerly aspect and has been landscaped to provide a delightful outdoor space with relatively low maintenance in mind. An initial flagged terrace leads onto a central artificial lawned area with a contemporary balustrade and steps leading down to the foot of the garden where there is an impressive studio/cabin. In the main part of the garden is a further storage shed/workshop. In addition there is exterior lighting and a cold water tap.

## STUDIO/CABIN

10' x 9'6" (3.05m x 2.90m)

Providing a useful space or potential outdoor reception, comprising an initial reception area plastered with tasteful decoration, having power and light, an electric contemporary column radiator, deep skirtings, double glazed French doors and windows to two elevations. This and also benefits from an attached storage area to the side.

## ATTACHED STORAGE AREA

9' x 5'5" approx (2.74m x 1.65m approx)

Ideal as a workshop or garden store.

## STORAGE SHED/WORKSHOP

8' x 6'5" approx (2.44m x 1.96m approx)

Having an attached canopied pergola providing a covered seating area perfect for outdoor entertaining.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

## TENURE

Freehold

## ADDITIONAL NOTES

We understand the property is on mains gas, drainage and water (information taken from Energy performance certificate and/or vendor).

There are historic covenants in the title relating to when the land was originally sold. The buyer and or their solicitor may need to satisfy they understand if there are any restrictions relating to these.

## 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>

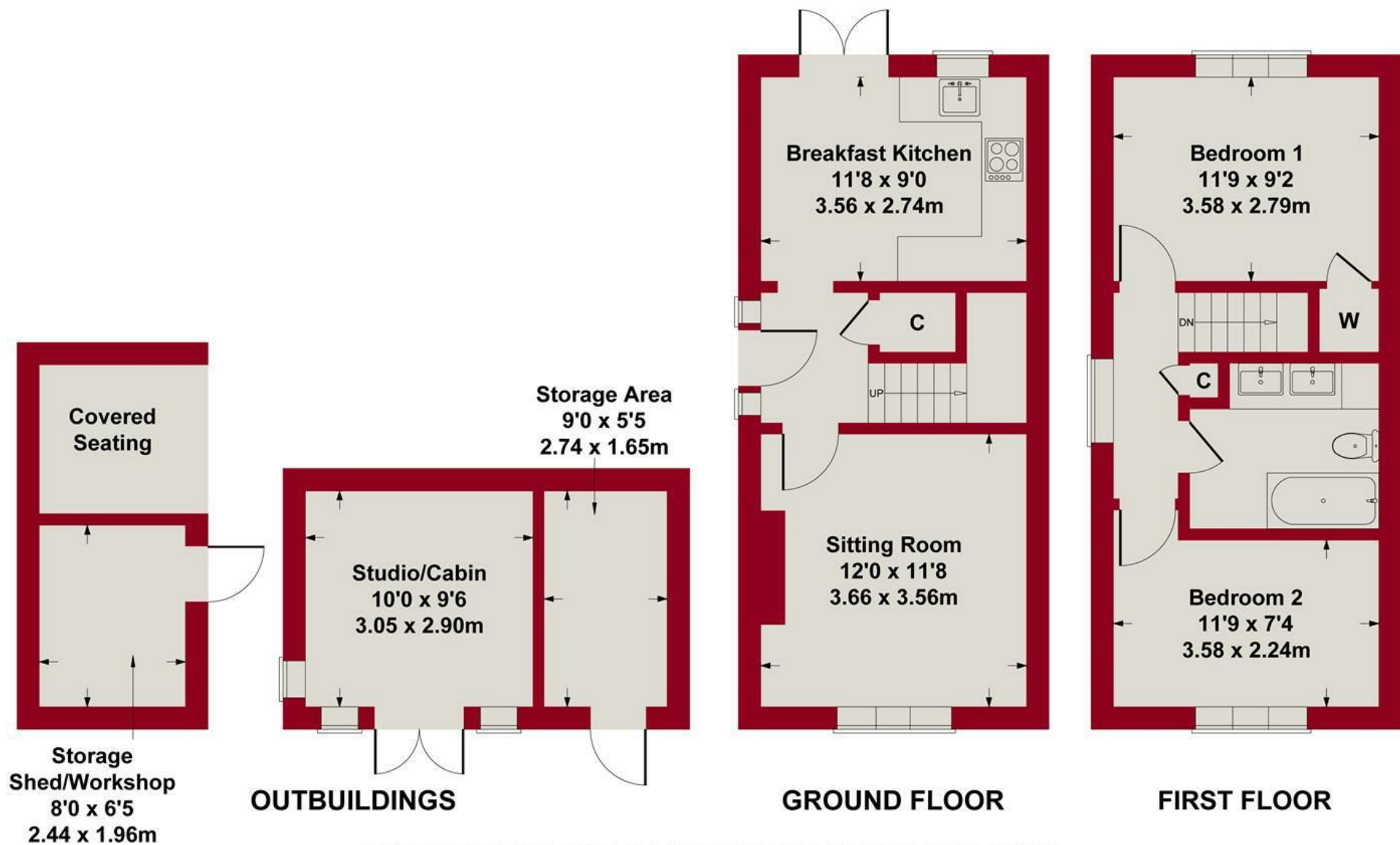












### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.*

*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



**RICS**



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