



**16 Penson Gardens, Bingham,
Nottinghamshire, NG13 7AL**

Guide Price £575,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Approaching 2,000 Sq.Ft.
- 2 Ensuites & Main Bathroom
- Spacious Open Plan Living Kitchen
- Generous Driveway & Double Garage
- Constructed By David Wilson Homes
- 5 Bedrooms
- 2 Main Receptions
- Ground Floor Cloaks & Utility
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, detached, David Wilson home finished to a high specification with additional upgrades and offering a fantastic level of internal accommodation which approaches, 2,000 sq.ft.

The property occupies a delightful corner plot tucked away towards the end of a small cul-de-sac setting overlooking a green area to the front with a south to westerly aspect to the rear.

Internally the property offers a versatile layout ideal for families, having two main reception areas including a spacious dual aspect living room and a separate dining room/study. The heart of the home will undoubtedly be the large open plan living/dining kitchen which benefits from windows to three elevations including French doors leading out into the garden. The kitchen area is tastefully appointed with a generous range of contemporary units with integrated appliances and leads through into a useful utility room. In addition there is a ground floor cloak. All of this leading of a central hallway with turning staircase rising to the first floor where there are five bedrooms, four being doubles, two of which benefit from ensuite facilities, and a separate family bathroom.

In addition this wonderful home also benefits from UPVC double glazing, gas central heating, a fitted alarm system and neutral decoration throughout and occupies an attractive landscaped plot. A double width driveway to the side provides an excellent level of off road parking and in turn leads to a detached double garage. The rear garden is enclosed by fencing and brick walls and has been thoughtfully landscaped, having a large paved terrace and central lawn with established borders.

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.

AN ATTRACTIVE GEORIAN STYLE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

14' x 9'10" max (4.27m x 3.00m max)

A well proportioned L shaped entrance hall having an attractive spindle balustrade turning staircase rising to the first floor landing with useful under stairs alcove beneath, walk in cloaks cupboard which also houses the electrical consumer unit, deep skirtings and further doors leading to:

GROUND FLOOR CLOAK ROOM

7'6" max x 5'9" max (2.29m max x 1.75m max)

Having a contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and Amtico flooring.

MAIN SITTING ROOM

21'10" x 12'1" (6.65m x 3.68m)

A well proportioned, light and airy, main reception benefitting from a dual aspect, having walk in double glazed bay window with a pleasant aspect to the front, double glazed French doors into the garden at the rear and two central heating radiators.

DINING ROOM

14'4" max into bay x 10'6" (4.37m max into bay x 3.05m1.83m)

A versatile reception space ideal as formal dining but alternatively would make a further sitting or family room or potentially a generous home office. The room having a pleasant dual aspect with a double glazed window to the side and walk in bay at the front with aspect across to a central green area.

OPEN PLAN LIVING/DINING KITCHEN

21'7" x 13'10" (18'7" max into bays) (6.58m x 4.22m (5.66m max into bays))

A fantastic, well proportioned, open plan everyday living/entertaining space which will undoubtedly become the hub of the home, flooded with light benefitting from windows to three elevations including double glazed French doors and side lights leading into the rear garden. The initial kitchen area is tastefully appointed with a generous range of gloss fronted wall, base and drawer units with chrome fittings, having U shaped configuration of quartz preparation surfaces, undermounted sink unit with chrome swan neck mixer tap and quartz upstands, integrated appliances including AEG double oven, induction hob, fridge, freezer and dishwasher and the main preparation surface having integral breakfast bar for informal dining. The kitchen area, in turn, opens out into a pleasant reception space large enough to accommodate both a sitting and dining area with access out into the rear garden and all benefitting from Amtico flooring.

From the kitchen area a further door leads to:

UTILITY ROOM

7'10" x 7'1" (2.39m x 2.16m)

Fitted with a generous range of wall and base units complementing the main kitchen, having

L shaped configuration of preparation surfaces, inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, wall mounted gas central heating boiler concealed behind wall cupboard, central heating radiator and double glazed composite door into the rear garden.

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

FIRST FLOOR LANDING

Having access via a retractable ladder to the fully boarded loft space above, built in airing cupboard which houses the pressurised hot water system and, in turn, further doors leading to:

BEDROOM 1

A well proportioned double bedroom which in total provides around 260 sq.ft. of floor area including an initial walk through dressing area, double bedroom and ensuite facilities. The initial dressing area is fitted with a range of full height wardrobes with mirrored door fronts and brush metal fittings and leads through into the main bedroom which benefits from a dual aspect with double glazed windows to two elevations and a further door leading into:

ENSUITE SHOWER ROOM

8'3" x 4'6" (2.51m x 1.37m)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with tiled splash backs, contemporary towel radiator, Amtico flooring and double glazed window to the side.

BEDROOM 2

12'11" x 10'9" (3.94m x 3.28m)

A further well proportioned double bedroom which also benefits from ensuite facilities, having pleasant dual aspect with double glazed window to the front and side, fitted with a run of integrated full height wardrobes with mirrored door fronts and brush metal fittings and a further door leading to:

ENSUITE SHOWER ROOM

8'7" x 4'5" (2.62m x 1.35m)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator, Amtico flooring and double glazed window to the side.

BEDROOM 3

12' x 10'3" (3.66m x 3.12m)

Again a double bedroom having a pleasant aspect to the front, central heating radiator and double glazed window.

BEDROOM 4

11'7" x 8'7" (plus 2' for wardrobes) (3.53m x 2.62m (plus 0.61m for wardrobes))

A double bedroom benefitting from integrated wardrobes, having central heating radiator and double glazed window overlooking the rear garden.

BEDROOM 5/DRESSING ROOM

9'2" x 7'10" (2.79m x 2.39m)

Currently utilised as a walk in dressing room, having shelved alcoves and full height wardrobe, but alternatively would provide a fifth bedroom if required. The room having central heating radiator and double glazed window with pleasant aspect to the front.

FAMILY BATH/SHOWER ROOM

7'8" x 10'3" max (2.34m x 3.12m max)

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

EXTERIOR

The property occupies a delightful location, tucked away within a cul-de-sac setting overlooking a green area to the front and set back behind a lawned frontage with established borders and central pathway leading to the front door. To the side of the property is a double width tarmac driveway providing off road car standing for several vehicles and in turn leading to a double garage at the rear. A timber courtesy gate gives access into the rear garden which has been beautifully landscaped, having an initial paved terrace with block set edging leading onto a quadrant shaped lawn with raised sleeper edged borders stocked with established shrubs, the garden enclosed by contemporary fencing and brick walls.

DOUBLE GARAGE

16'10" deep x 17'7" wide (5.13m deep x 5.36m wide)

A brick built garage having twin up and over doors, power and light and providing an excellent level of storage or secure parking with a pitched open truss roof providing further potential storage in the eaves.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

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 of £112.91.

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>









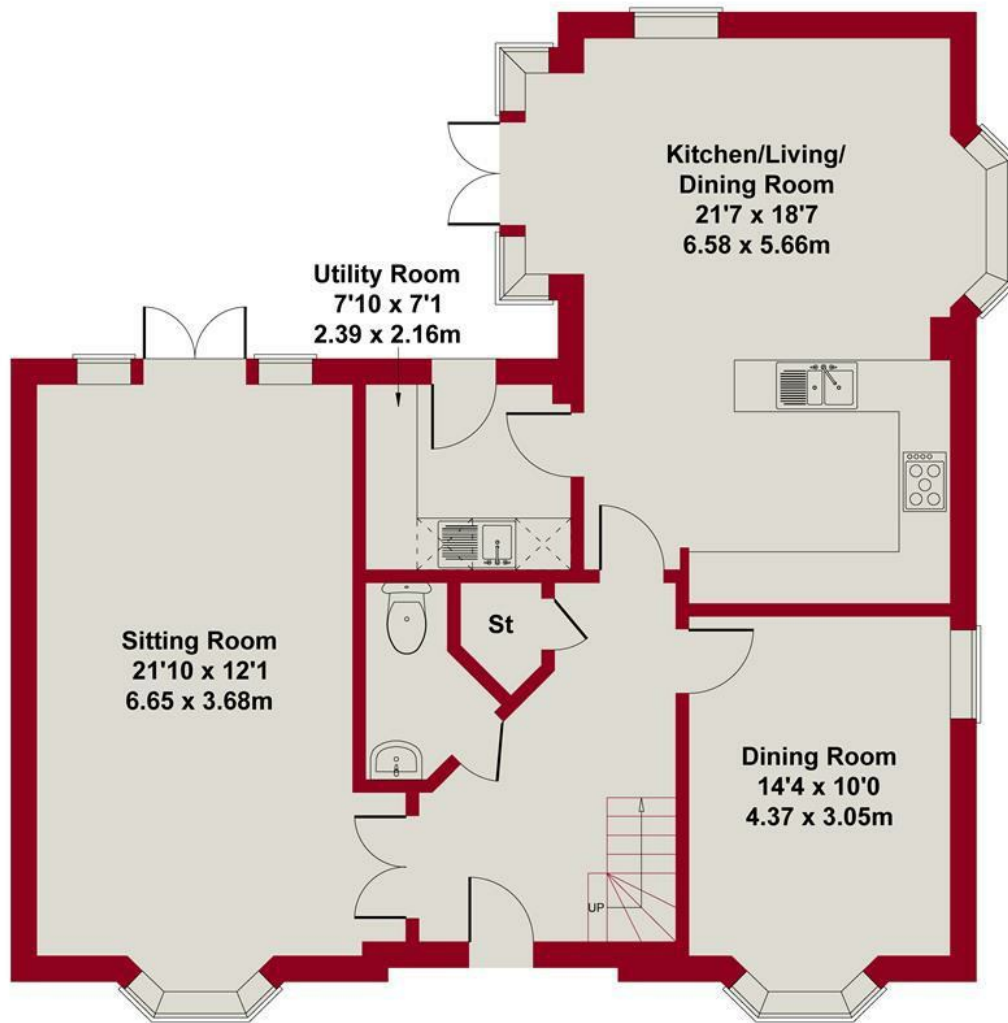




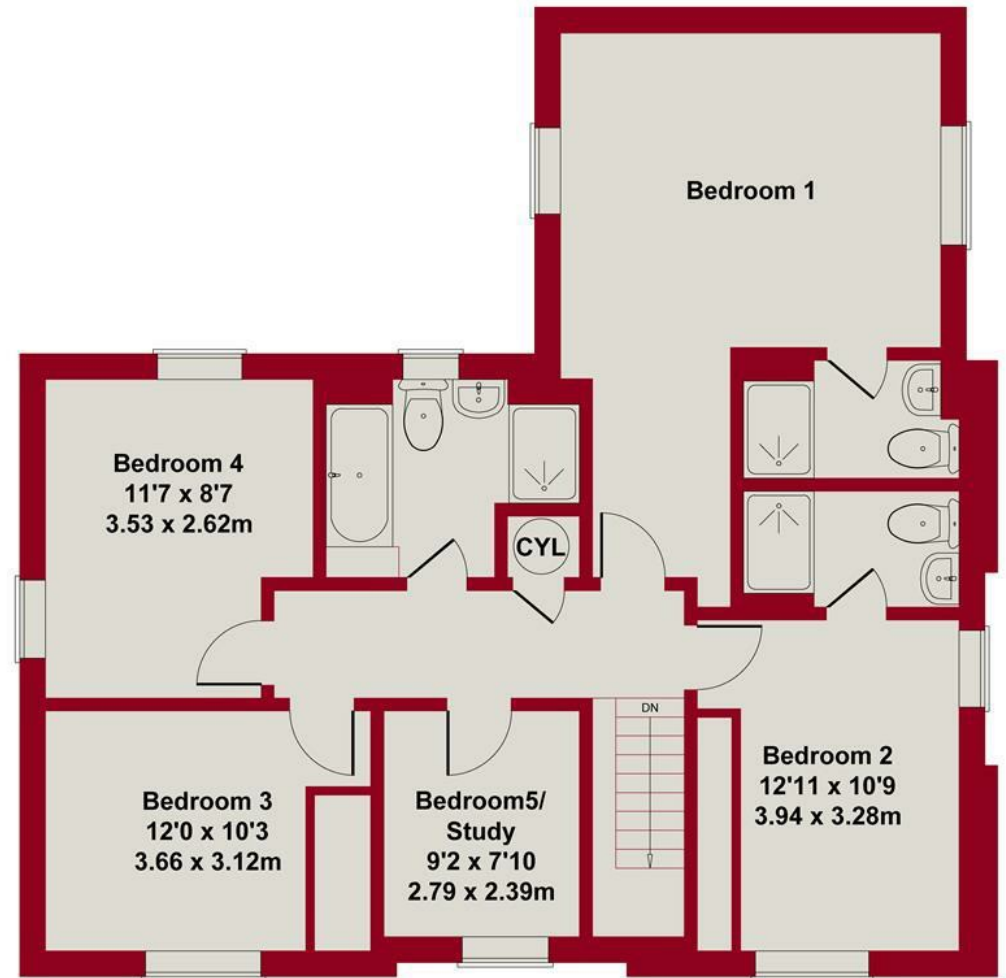








GROUND FLOOR



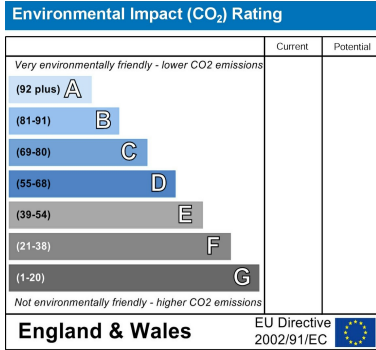
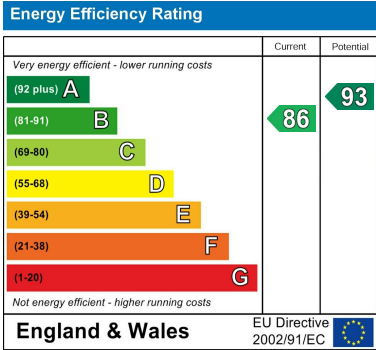
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2025





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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers