



10 Belvoir Vale Grove, Bingham,
Nottinghamshire, NG13 8QZ

£365,000

Tel: 01949 836678

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

- Modern Semi Detached Home
- 4 Bedrooms
- Updated Contemporary Dining Kitchen
- South Facing Rear Garden
- Elevated Views To The Front
- 3 Storey Accommodation
- Ensuite & Main Bathroom
- Ground Floor Cloak Room
- Ample Parking & Garage
- Viewing Highly Recommended

An excellent opportunity to purchase this contemporary three storey semi detached townhouse offering a versatile level of accommodation extending to just in excess of 1,200 sq.ft. The property was originally completed by Ben Bailey Homes around 2006 to an attractive bay fronted design behind which lies a good level of accommodation large enough to accommodate families but will appeal to a wide audience.

In recent years the property has seen a general programme of updating with attractive Amtico flooring to the ground floor and an updated contemporary kitchen which provides a well proportioned light and airy space with an excellent level of storage. The main sitting lies on the southerly side with an attractive by window which leads out into the rear garden. In addition there are four bedrooms spanning two floors, the principle of which lies on the second floor and provides a spacious double bedroom with integrated furniture and ensuite facilities. The main family bathroom services the other three bedrooms to the first floor.

In addition the property is neutrally decorated throughout and benefits from UPVC double glazing and gas central heating.

The property occupies an excellent position within the close with elevated views to the front, ample off road parking and garage and a south facing, established, enclosed garden at the rear.

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 DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

15'2" into stairwell x 3'7" (4.62m into stairwell x 1.09m)

Having oak effect flooring, inset downlighters to the ceiling, turning staircase rising to the first floor landing and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

4'8" max x 3'10" max (1.42m max x 1.17m max)

Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash back; continuation of the oak effect flooring and double glazed window.

DINING KITCHEN

12'8" max into bay x 14'4" into cupboards (3.86m max into bay x 4.37m into cupboards)

A well proportioned light and airy space having a large double glazed walk in bay window to the front with a pleasant aspect down to the close as well as having elevated views beyond. The kitchen has been tastefully upgraded with a generous range of contemporary gloss fronted wall, base and drawer units which provide an excellent level of storage including a full height pantry unit which also incorporates an integrated fridge freezer and washing machine; an L shaped configuration of laminate preparation surfaces with inset sink drain unit with brush metal swan neck mixer tap and additional integrated appliances including dishwasher, Bosch fan assisted oven and induction hob over; tiled floor, inset downlighters to the ceiling and ample room for a dining table.

SITTING ROOM

14'5" into bay x 14'7" (4.39m into bay x 4.45m)

A well proportioned light and airy space benefitting from a southerly aspect to the rear with a large walk in box bay with double glazed French doors leading out into the rear garden. The focal point to the room is a feature fire surround, mantel and hearth with inset electric pebble effect fire; in addition continuation of the oak effect flooring, coved ceiling and useful under stairs alcove.

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

FIRST FLOOR LANDING

Having built in airing cupboard providing a useful level of storage and, in turn, further doors leading to:

BEDROOM 2

12'7" x 8'9" (3.84m x 2.67m)

A well proportioned double bedroom benefitting from a run of built in wardrobes with full height sliding door fronts and two double glazed windows to the front with pleasant elevated views.

BEDROOM 3

8'11" max x 8' (2.72m max x 2.44m)

A double bedroom having an aspect into the rear garden with a useful alcove ideal for free standing furniture.

BEDROOM 4

11'7" x 6'3" (3.53m x 1.91m)

Currently utilised as a first floor office but would make a generous single bedroom, benefitting from a southerly aspect with double glazed window into the rear garden.

FIRST FLOOR BATHROOM

6'7" x 6'3" (2.01m x 1.91m)

Having a three piece white suite comprising panelled bath with chrome mixer tap, additional wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and mosaic effect tiled splash backs; oak effect flooring, contemporary towel radiator, shaver point and double glazed window.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

SECOND FLOOR

Having an initial landing area and, in turn, further doors leading through to:

PRINCIPLE BEDROOM

12'10" (excluding wardrobes) x 15'3" max (3.91m (excluding wardrobes) x 4.65m max)

A well proportioned double bedroom having far reaching panoramic views to the front, the room benefitting from integrated furniture with full height wardrobes and low level drawer unit; access to loft space above and double glazed dormer window.

ENSUITE SHOWER ROOM

14'8" max x 6'4" (4.47m max x 1.93m)

A well proportioned space having a three piece suite comprising shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with round bowl washbasin with chrome mixer tap and tiled splash backs; further integrated vanity area providing a low level drawer and shelving unit, further wall mounted storage cupboards over with central mirrored alcove and inset downlighters; access to under eaves storage, shaver point and double glazed dormer window.

EXTERIOR

The property occupies a favourable position at the head of the cul-de-sac with elevated views to the front. The property is set back behind a lawned frontage with established borders with inset shrubs. A driveway to the side of the property provides ample off road parking for two to three vehicles and, in turn, leads to a detached brick built garage at the rear with up and over door. A timber courtesy gate gives access into a southerly facing rear garden which is relatively generous by modern standards, having an initial paved terrace leading onto a central lawn bisected by a paved pathway with steps leading up to a further lawned area at the rear, all enclosed by contemporary fencing and having well stocked borders with established shrubs.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

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

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:-

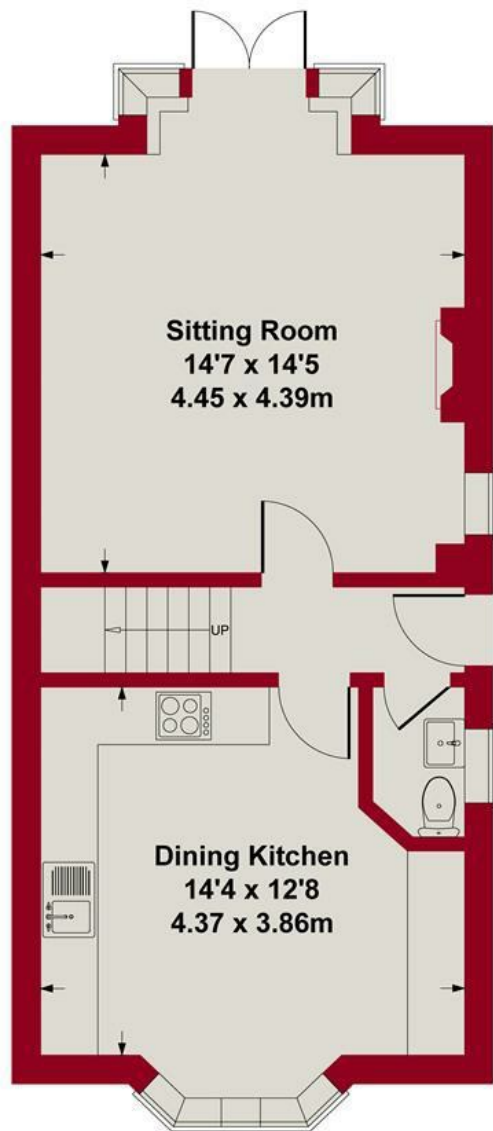
<https://www.gov.uk/search-register-planning-decisions>



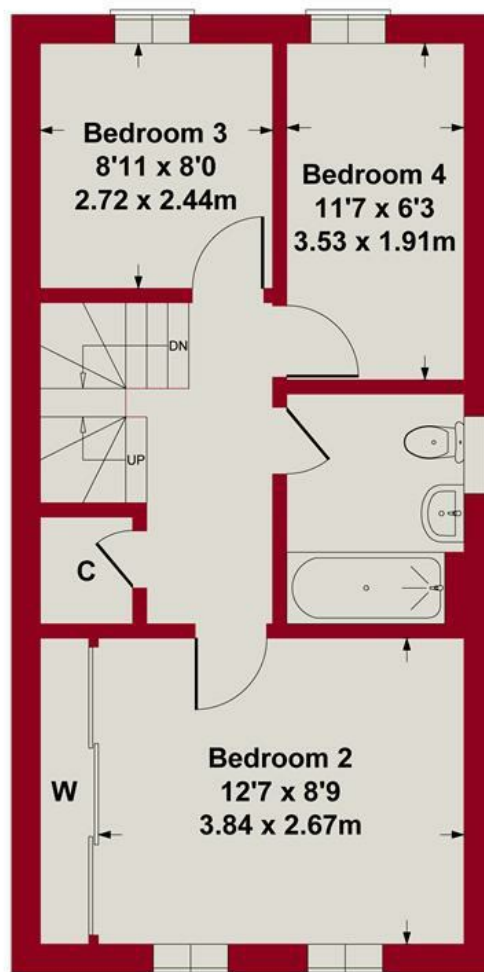




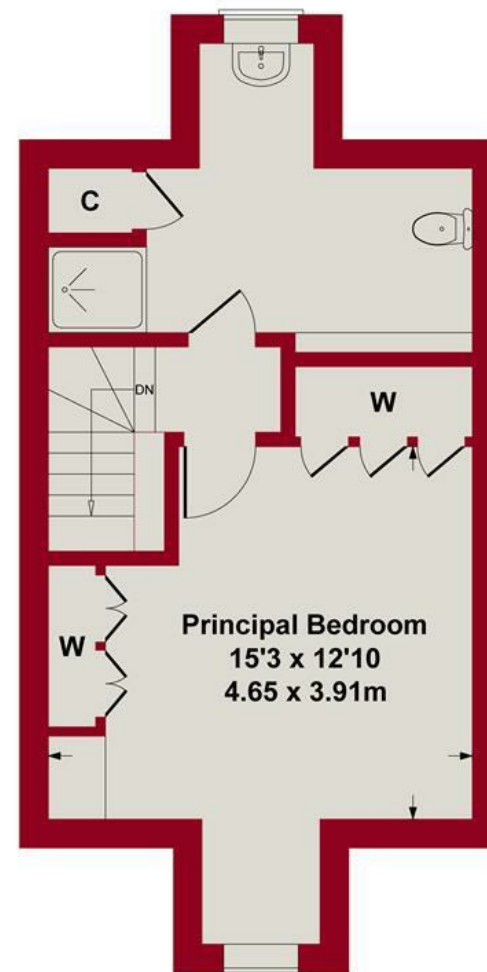




GROUND FLOOR



FIRST FLOOR



SECOND 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.

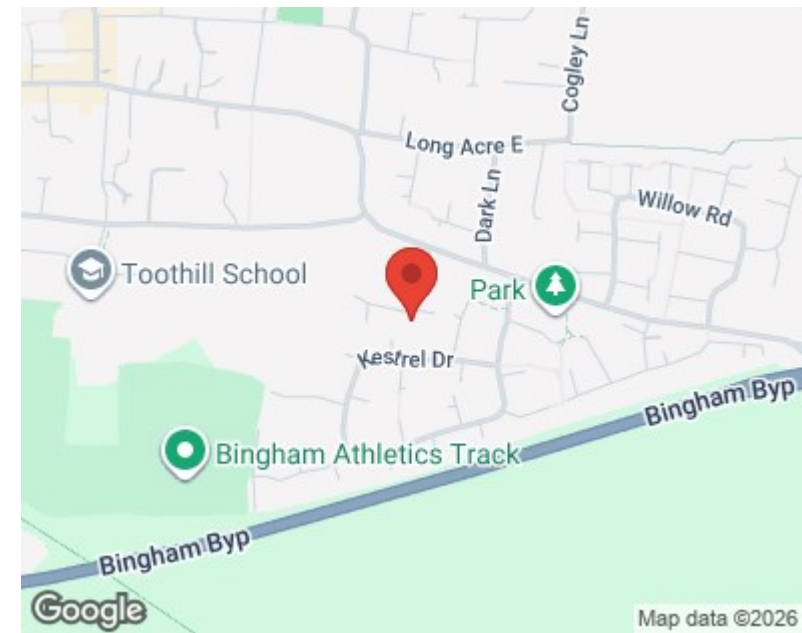
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU 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



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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