



**12 Calder Gardens, Bingham,
Nottinghamshire, NG13 8YY**

No Chain £365,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 2 Reception Areas
- Utility & Ground Floor Cloak Room
- Enclosed Garden
- Cul-De-Sac Location
- 4 Bedrooms
- Ensuite & Main Bathroom
- Tandem Driveway & Garage
- Southerly Rear Aspect
- Viewing Highly Recommended

An opportunity to purchase a modern detached family home originally completed around 2011 by Redrow Homes to an attractive double fronted design behind which lies a versatile level of accommodation extending to the region of 1,345 sq.ft.

The property could be ideal for families looking for a modern well placed home in a cul-de-sac setting which offers a southerly aspect to the rear. Internally the accommodation comprises an initial entrance hall with ground floor cloak room off, a dual aspect sitting room, a fitted dining kitchen which opens out into a versatile reception space ideal as formal dining or snug and a useful utility off.

To the first floor, leading off a central galleried landing, are four bedrooms the principle of which benefits from ensuite facilities, and separate family bathroom.

In addition the property benefits from UPVC double glazing, gas central heating and relatively neutral decoration throughout and occupies a pleasant position close to the entrance of this small cul-de-sac setting. The property has an adjacent tandem length driveway, detached garage and enclosed southerly facing 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 CANOPIED PORCH LEADS TO A WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

MAIN ENTRANCE HALL

14' x 6'4" (4.27m x 1.93m)

Having spindle balustrade staircase rising to the first floor landing with useful under stairs storage cupboard beneath, tiled floor, central heating radiator behind feature cover and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

6'4" x 3' (1.93m x 0.91m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and continuation of the tiled floor.

LIVING ROOM

23' x 11'5" (7.01m x 3.48m)

A well proportioned light and airy space which benefits from a dual aspect having double glazed windows to the front and French doors into the garden at the rear. The focal point to the room is a feature fireplace with electric coal effect fire. The room is large to accommodate both a living and dining area if required.

DINING ROOM/RECEPTION

11' x 9'3" (3.35m x 2.82m)

A versatile reception space which is open plan to the kitchen and would be ideal as formal dining, a breakfast area or additional family room/snug; having a tiled floor, double glazed window to the front, door returning to the main entrance hall and a large open doorway leading through into:

DINING KITCHEN

13'8" x 11'3" (4.17m x 3.43m)

A well proportioned space with a southerly aspect into the rear garden and being large enough to accommodate a small dining or breakfast table, having continuation of the tiled floor and a door returning to the main entrance hall. The kitchen area is fitted with a range of wall, base and drawer units including a 3/4 high larder unit which incorporates a pull out cupboard; integrated appliances include fridge, freezer, single oven, microwave, Smeg four ring gas hob with chimney hood over and dishwasher; an L shaped configuration of laminate work surfaces having inset sink and drain unit with chrome mixer tap; and a further door leading through into:

UTILITY ROOM

6'3" x 5'8" (1.91m x 1.73m)

Having wall and base units, laminate work surface with inset sink and drain unit, plumbing for washing machine, space for tumble dryer, continuation of the tiled floor, wall mounted gas central heating boiler concealed behind kitchen cupboard and exterior door into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

GALLERIED FIRST FLOOR LANDING

A well proportioned space having double glazed window to the front, built in airing cupboard which houses the hot water cylinder, access to loft space above and, in turn, further doors leading to:

BEDROOM 1

10'8" x 10'3" (excluding wardrobes) (3.25m x 3.12m (excluding wardrobes))

A double bedroom benefitting from ensuite facilities and having built in wardrobes with sliding door fronts, double glazed window affording a southerly aspect into the rear garden and a further door leading through into:

ENSUITE SHOWER ROOM

10'10" into shower enclosure x 3'5" min (5'5" max) (3.30m into shower enclosure x 1.04m min (1.65m max))

Having a contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer with independent handset over, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

11'4" (including wardrobes) x 12'7" (3.45m (including wardrobes) x 3.84m)

A further double bedroom having an aspect to the front with built in wardrobes with sliding door fronts and double glazed window.

BEDROOM 3

11' x 9'7" (excluding wardrobes) (3.35m x 2.92m (excluding wardrobes))

A double bedroom having an aspect into the rear garden, built in wardrobes with sliding door fronts and double glazed window.

BEDROOM 4

10'8" x 7'2" (3.25m x 2.18m)

Potentially large enough to accommodate a double bed but makes a generous single bedroom having double glazed window to the front.

BATHROOM

6'9" x 5'11" (2.06m x 1.80m)

Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer over and glass screen, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back, wall mounted shaver point and double glazed window to the rear.

EXTERIOR

The property is positioned close to the entrance to a small cul-de-sac setting, having a relatively low maintenance frontage with stone chipping borders and central pathway leading to the front door. To the side of the property a tarmac driveway provides off road car standing for two vehicles and, in turn, leads to a brick built garage at the rear having up and over door, pitched roof, power and light and courtesy door to the side. The rear garden benefits from a southerly aspect and is mainly laid to lawn with a paved terrace at the foot, established borders and enclosed in the main by feather edged board fencing.

GARAGE

17' x 9' (5.18m x 2.74m)

Having up and over door, power and light, pitched roof with useful storage in the eaves and courtesy door to the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

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

The property is currently tenanted until May 2026.

The Cul-de-sac is a private close, with each property in ownership of a section, with a right of way and shared responsibility for maintenance.

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:-

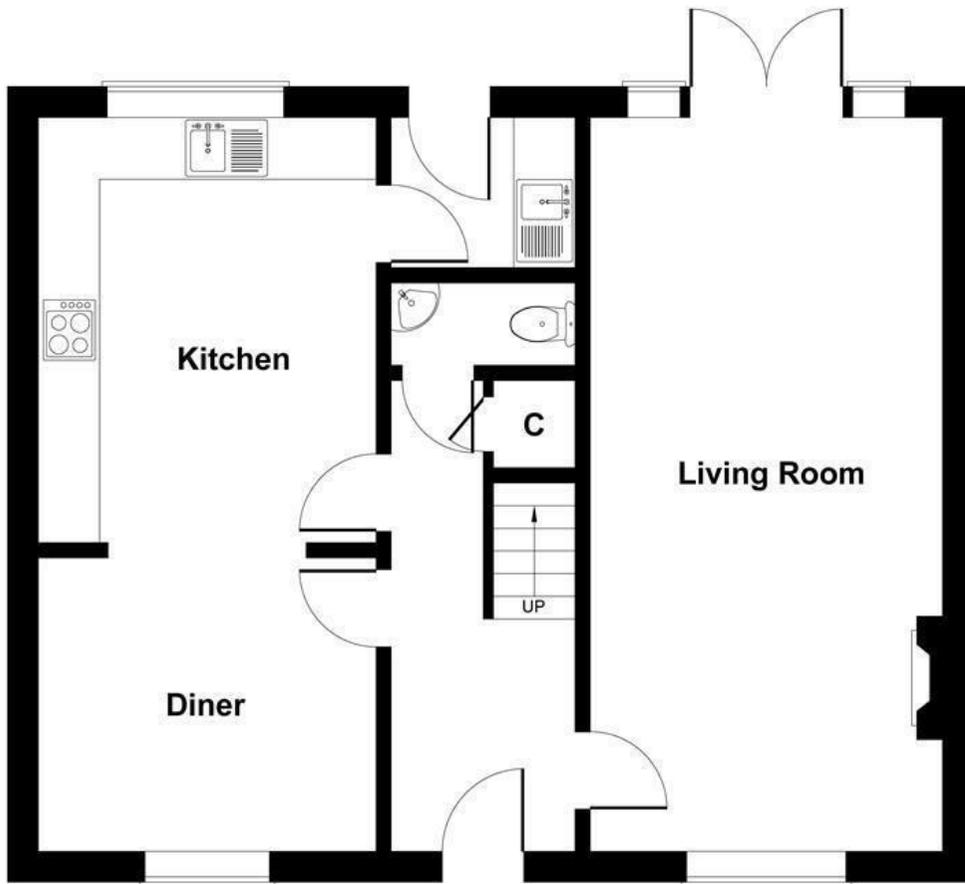
<https://www.gov.uk/search-register-planning-decisions>



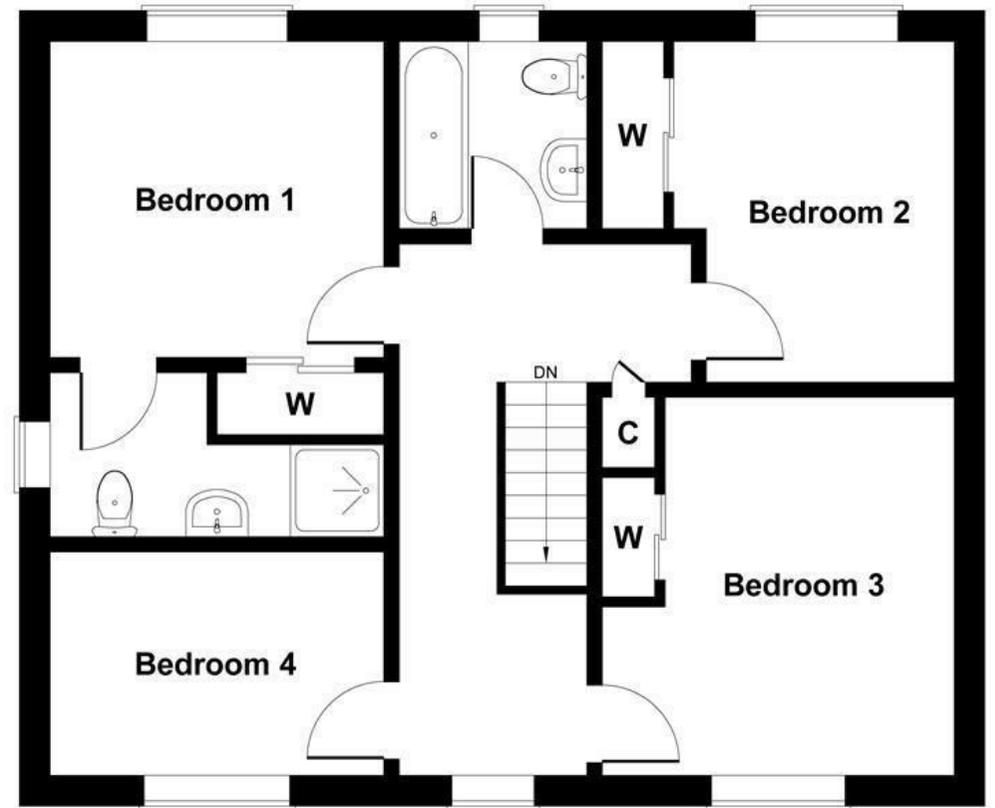








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

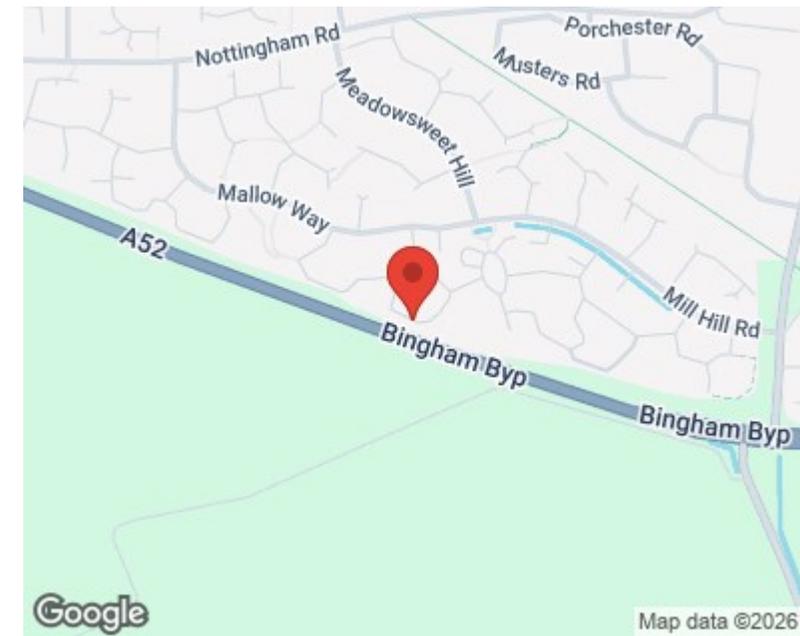
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	76	
(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		

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		



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



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