



**22 Langdale Grove, Bingham,
Nottinghamshire, NG13 8SR**

£219,995

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- Modern Fixtures & Fittings
- Gardens To 3 Sides
- Popular Location
- Ideal 1st Time Buy
- 2 Double Bedrooms
- Conservatory At Rear
- Off Road Parking
- Ease Of Access To Local Amenities
- Viewing Highly Recommended

An excellent opportunity to purchase a two double bedroomed, semi detached home located in a popular area of Bingham, situated within walking distance of the wealth of local amenities.

The property would be perfect for single or professional couples, potentially small families but also those downsizing from larger dwellings looking for a conveniently located home.

The property benefits from UPVC double glazing, gas central heating, contemporary fixtures and fittings and a modern kitchen and bathroom.

The property comprises an initial entrance hall which leads through into a dining kitchen and, in turn, the useful addition of a conservatory at the rear. To the front of the property is a well proportioned sitting room with a large double glazed bay window to the front and staircase rising to the first floor where there are two double bedrooms and bathroom.

As well as the internal accommodation the property occupies a pleasant and deceptive, established, plot with a generous open plan frontage, driveway to the side and a good sized enclosed garden to the rear, well stocked with a range of shrubs and having a reasonable degree of privacy.

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 ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

Having useful under stairs storage cupboard and, in turn, further doors leading to:

BREAKFAST KITCHEN

12' x 8'11" (3.66m x 2.72m)

Having access into the conservatory at the rear which will make a useful breakfast or dining

space overlooking the rear garden. The kitchen is large enough to accommodate a small dining or breakfast table and being open plan to a fitted kitchen with a range of wall, base and drawer units with brush metal fittings, having an L shaped configuration of engineered quartz preparation surfaces, inset stainless steel sink and drain unit with chrome swan neck mixer tap, plumbing for washing machine, space for free standing electric cooker and fridge freezer, wall mounted Worcester Bosch gas central heating boiler and double glazed door leading through into:

CONSERVATORY

8' x 7'7" (2.44m x 2.31m)

A useful addition to the property providing a further versatile reception space or alternatively would make a useful utility area, having UPVC double glazed side panels with opening top lights and exterior door into the garden.

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

SITTING ROOM

13'8" x 12' (4.17m x 3.66m)

A well proportioned reception having aspect to the front, the focal point to the room being a feature fireplace with contemporary surround and mantel and inset electric pebble effect fire, the room also having central heating radiator and double glazed bay window.

LEADING OFF THE SITTING ROOM A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, central heating radiator, double glazed window and, in turn, further doors leading to:

BEDROOM 1

12'2" x 8'9" (3.71m x 2.67m)

A double bedroom having aspect into the rear garden, central heating radiator and double glazed window.

BEDROOM 2

12'8" x 8'3" (3.86m x 2.51m)

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

BATHROOM

8'11" x 4'10" (2.72m x 1.47m)

Having a three piece suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer with independent handset, close coupled WC and pedestal washbasin, over stairs cupboard and central heating radiator.

EXTERIOR

The property occupies a pleasant, deceptive, plot set back from the close behind an open

plan frontage which is mainly laid to lawn but with inset shrubs. To the side of the property is a driveway providing off road car standing and a timber courtesy gate leading into a well proportioned, enclosed, garden which runs to two sides, offering a large area to the westerly aspect which, subject to consent, could offer scope to expand the accommodation further. This in turn leads into an enclosed rear garden which is mainly laid to lawn with established borders and enclosed in the main by feather edged board fencing.

COUNCIL TAX BAND

Rushcliffe Borough Council - B

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).

There maybe covenants within 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:-

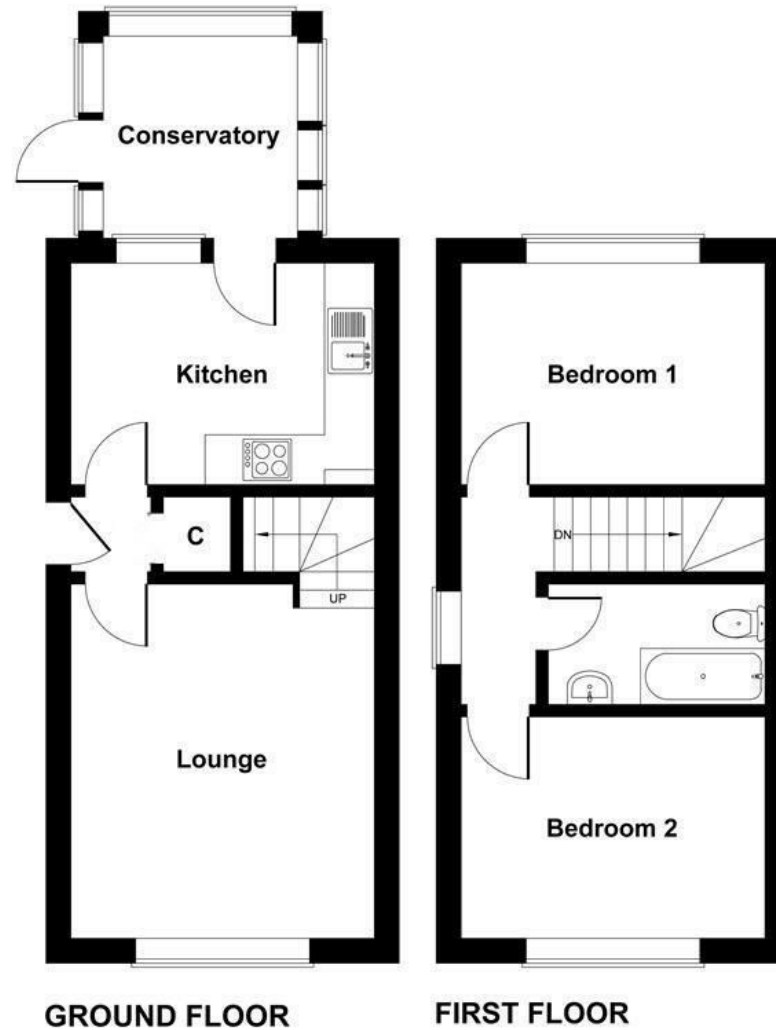
<https://www.gov.uk/search-register-planning-decisions>







22 Langdale Grove



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

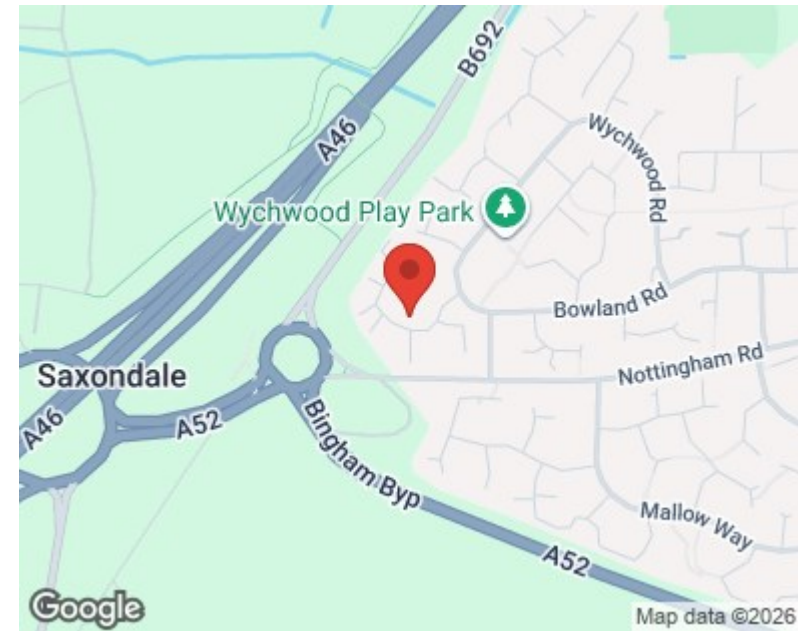
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 77 |
| 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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