



2 Johnson Road, Bingham, Nottinghamshire,
NG13 7AH

£85,000

Tel: 01949 836678

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

- Modern Semi Detached Home
- Spacious Open Plan Living/Dining Kitchen
- 2 Double Bedrooms
- Tandem Length Driveway
- Ideal 1st Time Buy
- 31% Shared Ownership
- Ground Floor Cloak Room
- South Westerly Rear Aspect
- Popular Location
- Viewing Highly Recommended

We have pleasure in offering to the market this tastefully presented, contemporary, semi detached home which is being sold on a shared ownership basis, located within the popular and now established Romans Quarter development. The property was originally completed by Barratt Homes in 2021 and offers in the region of 750 sq.ft. of internal accommodation with contemporary fixtures and fittings and relatively neutral decoration. The property benefits from UPVC double glazing and gas central heating.

The accommodation would be ideal for a wide range of prospective purchasers, potentially small families but in the main would appeal to single or professional couples or those downsizing from larger dwellings looking for a modern efficient home within a convenient location.

The accommodation comprises an initial entrance hall and a fantastic, light and airy, open plan living/dining/kitchen area which runs the full depth of the property with a dual aspect and access to useful under stairs storage. The initial sitting room offers a panel effect wall creating a pleasant feature and leads through into a central area which could be utilised as dining and, in turn, a fitted kitchen with a generous range of contemporary units and integrated appliances and a pleasant aspect into the rear garden. Leading off a rear lobby is a useful ground floor floor cloak room. To the first floor there are two double bedrooms and a main bathroom.

As well as the internal accommodation the property occupies a pleasant plot with adjacent driveway providing off road car standing for two vehicles and an enclosed south westerly facing, established, rear garden.

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 WOOD GRAIN EFFECT ENTRANCE DOOR LEADS INTO:

INITIAL ENTRANCE HALL

Having staircase rising to the first floor landing, wall mounted electrical consumer unit and an open doorway leading through into:

INITIAL SITTING ROOM

17'5" x 10'4" (5.31m x 3.15m)

A well proportioned space which is open plan to the fitted kitchen which combines to create a fantastic, contemporary, open plan everyday living/entertaining space benefitting from a dual aspect with double glazed windows to the front and rear. The initial sitting room is tastefully appointed with panel effect feature wall, central heating radiator, useful under stairs storage cupboard and double glazed window to the front.

The sitting room is, in turn, open plan to:

KITCHEN

10'2" x 8'5" (3.10m x 2.57m)

Tastefully appointed with a generous range of contemporary gloss fronted wall, base and drawer units with chrome fittings and having an L shaped configuration of laminate preparation surfaces with in set sink and drain unit with chrome mixer tap and tiled splash backs; integrated appliances including Zanussi 4 ring stainless steel finish gas hob with stainless steel splash back and hood over and single oven beneath; plumbing for washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler concealed behind kitchen cupboard and double glazed window overlooking the rear garden.

A further door leads through into:

REAR ENTRANCE HALL

5' x 4'11" (1.52m x 1.50m)

A useful space which provides additional storage and possible cloaks hanging, having central heating radiator, double glazed exterior door into the garden and a further door leading through into:

GROUND FLOOR CLOAK ROOM

4'11" x 3'5" (1.50m x 1.04m)

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

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having further doors leading to:

BEDROOM 1

15' max into alcove (10' min) x 11' (4.57m max into alcove (3.05m min) x 3.35m)

A well proportioned double bedroom having an aspect to the front with attractive panel effect wall, useful alcove ideal for free standing furniture, useful over stairs storage cupboard, central heating radiator and two double glazed windows.

BEDROOM 2

13'8" max x 7'6" (4.17m max x 2.29m)

A further double bedroom with an aspect into the rear garden, having a useful alcove ideal for free standing furniture, central heating radiator and double glazed window.

BATHROOM

7' x 6' (2.13m x 1.83m)

Having a contemporary 3 piece white suite comprising panelled bath with chrome mixer tap and wall mounted shower mixer with independent handset over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, central heating radiator and ceiling mounted extractor.

EXTERIOR

The property occupies a pleasant position within this now established and popular development, occupying a pleasant plot which benefits from a south to westerly rear aspect. The property offers a relatively low maintenance frontage with an established border with inset shrubs and a pathway leading to the front door. To the side of the property is a double length driveway with wall mounted electric car charging point and timber courtesy gate leading into an enclosed rear garden with an initial paved terrace leading onto a central lawn with well stocked perimeter borders.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Leasehold

Please note that the property was originally purchased with a 31% share but Sparrow Homes do offer the option purchase up to 100%. We understand it is possible to "staircase" at the point of purchase and that if the buyer wishes to purchase a greater share Sparrow Homes advise that this is the most cost effective option for doing so.

Short particulars of the lease(s) (or underlease(s)) under which the land is held:

RICS Valuation £240,000 - this would be used for staircasing (buying more of a percentage of the property)

Date : 2 June 2020

Term : 125 years from and including 24 July 2020

Parties : (1) Sage Housing Limited (2) A N Other

Monthly Rent: £418.39 (payable in advance) From 1st April 2026 monthly rent will be £436.38.

ADDITIONAL NOTES

Property is understood to be on mains gas, electric and water (information taken from Energy performance certificate and/or vendor).

We are advised that the monthly management / service charge for maintenance of the communal areas of the development is £55.06 (£48.57 from 1st April 2026)

We understand from the vendor there is an additional fee of £418.39 payable to Sparrow Homes, should the property be re-sold or let.

All figures quoted are at point of instruction (February 2026).

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:-

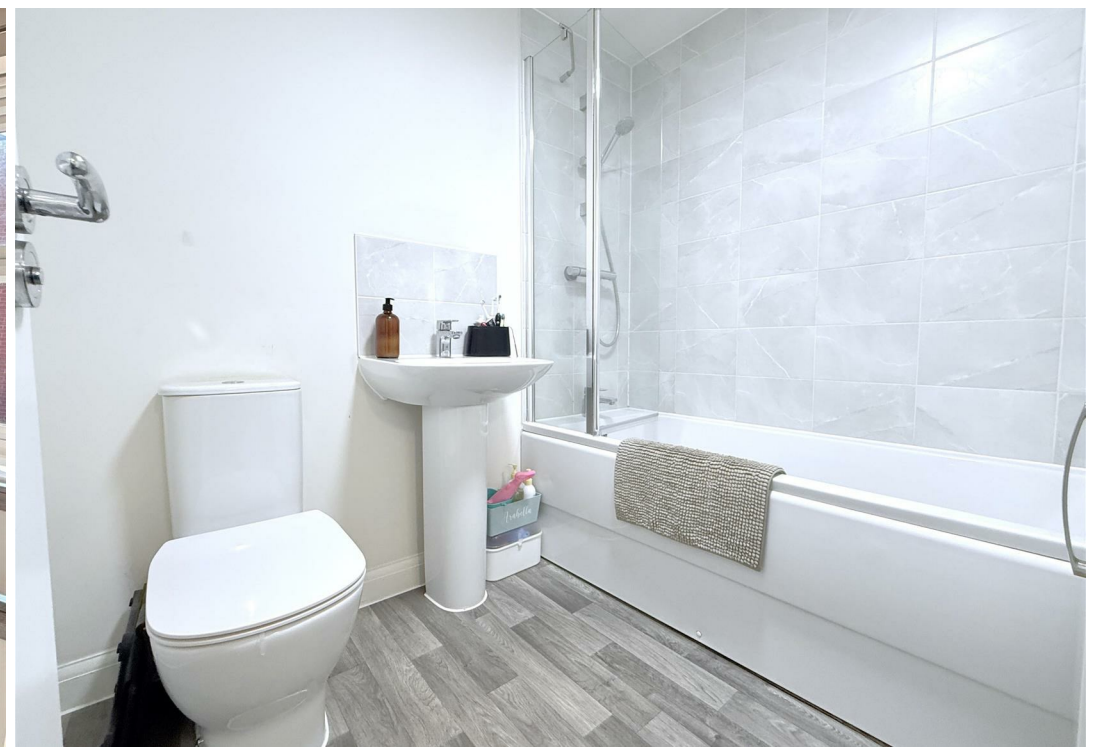
<https://reports.ofsted.gov.uk/>

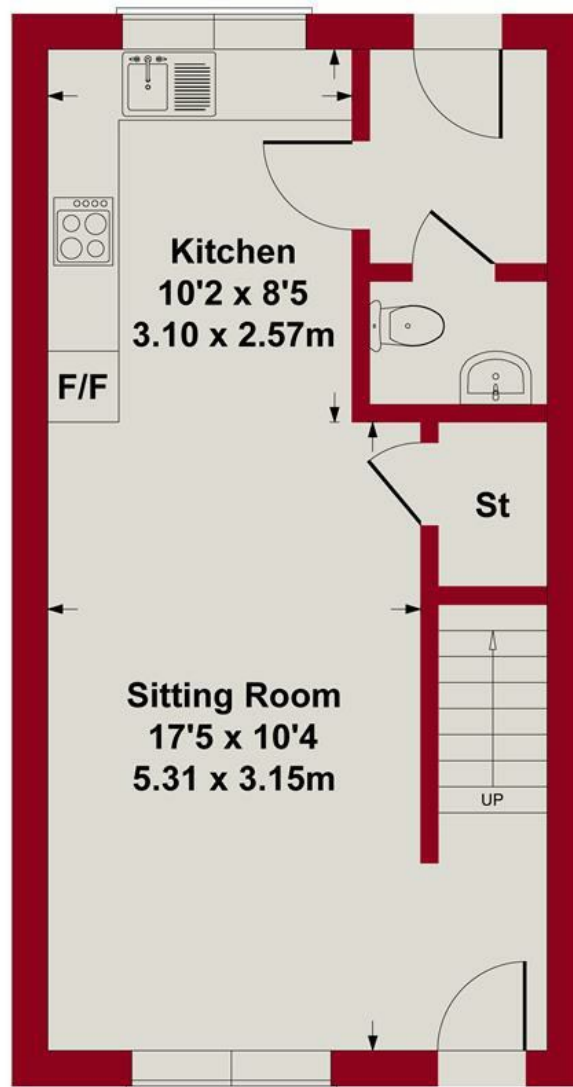
Planning applications:-

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

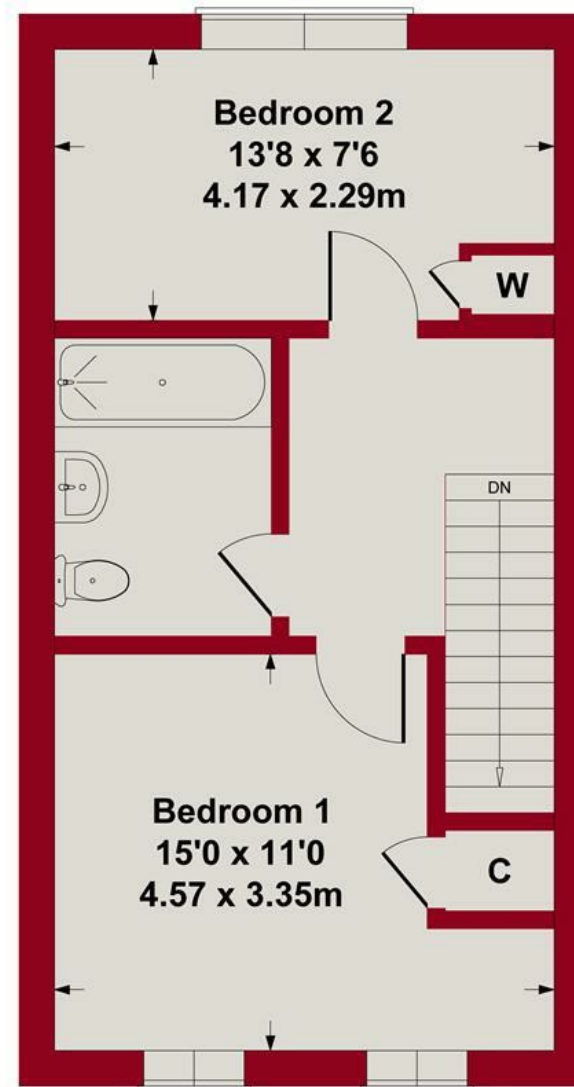








GROUND FLOOR



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. 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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



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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