



42 Mallow Way, Bingham, Nottinghamshire,
NG13 8TZ

£485,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Ensuite & Main Bathroom
- Ground Floor Cloaks & Utility
- Enclosed Established Rear Garden
- Viewing Highly Recommended
- 5 Double Bedrooms
- 3 Receptions
- Double Garage & Driveway
- Popular Location

An excellent opportunity to purchase a well proportioned, detached, family orientated home originally completed by David Wilson Homes around the turn of the century, offering a versatile layout over two floors providing three main reception rooms and five double bedrooms. The property is well positioned within the development, within easy reach of the wealth of local amenities and set back behind an open plan frontage with a double width driveway and integral double garage, security cameras and an enclosed established garden at the rear.

Internally the accommodation comprises an initial well proportioned entrance hall with ground floor cloak room off, three main receptions including a sitting room with an attractive walk in bay window, a separate formal dining room and a study with the signature David Wilson bandstand bay window as well as a fitted kitchen with utility off. To the first floor, leading of a central landing, are five well proportioned double bedrooms, the principle of which benefits from an updated contemporary shower room, and separate main bathroom.

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 OPEN FRONTED STORM PORCH LEADS TO A DOUBLE GLAZED ENTRANCE DOOR AND, IN TURN, INTO THE:

MAIN ENTRANCE HALL

17'7" max x 10'11" max (5.36m max x 3.33m max)

A well proportioned initial entrance vestibule having a central spindle balustrade staircase rising to a galleried landing above, wood effect laminate flooring and, in turn, further doors leading to:

SITTING ROOM

18'7" (20' max into bay) x 12' max (5.66m (6.10m max into bay) x 3.66m max)

A well proportioned, light and airy reception which links through into the dining room

creating an excellent everyday living space with a walk in double glazed bay window to the front, feature Minton style fireplace and hearth with inset gas flame coal effect fire, wood effect laminate flooring and double doors leading through into:

DINING ROOM

12' x 9'9" (3.66m x 2.97m)

A versatile reception space which links out into the rear garden and ideal as formal dining, having continuation of the wood effect laminate flooring and double glazed French doors into the rear garden.

STUDY

13'4" max into bay x 7'8" (4.06m max into bay x 2.34m)

A well proportioned space having a signature bandstand curved double glazed bay window overlooking the rear garden and wood effect laminate flooring.

GROUND FLOOR CLOAK ROOM

5' x 3'10" (1.52m x 1.17m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin; tiled splash backs and floor.

BREAKFAST KITCHEN

16'7" x 8'10" (5.05m x 2.69m)

A well proportioned space fitted with a generous range of wall, base and drawer units with brushed metal fittings and an L shaped configuration of laminate preparation surfaces with inset stainless steel sink and drain unit with articulated mixer tap and tiled splash backs; additional breakfast bar area providing informal dining; integrated appliances including four ring gas hob with chimney hood over, double oven with space for microwave above, Bosch dishwasher, under counter fridge and freezer; tiled floor, double glazed window overlooking the rear garden and a further door leading through into:

UTILITY ROOM

7'5" x 5'9" (2.26m x 1.75m)

Having fitted wall and base units with laminate work surface, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, continuation of the tiled floor and double glazed exterior door.

A further door gives courtesy access into the double garage.

GARAGE

16'9" x 16'5" (5.11m x 5.00m)

Having twin up and over doors, power and light and courtesy door at the rear.

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

FIRST FLOOR GALLERIED LANDING

Having built in airing cupboard, access to boarded loft space above and, in turn, further doors leading to:

BEDROOM 1

15'8" x 13'8" max into wardrobes (11'11" min) (4.78m x 4.17m max into wardrobes (3.63m min))

A well proportioned double bedroom benefitting from ensuite facilities and built in wardrobes as well as a central alcove with low level drawer units; having double glazed window to the front and a further door leading through into:

ENSUITE SHOWER ROOM

8'4" x 5'3" (2.54m x 1.60m)

Tastefully appointed having been modernised with a contemporary suite which comprises double length shower enclosure with crittall effect glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with vanity surround, separate vanity unit with inset washbasin with mixer tap and low maintenance stone effect splash backs; wall mounted shaver point, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

15'6" x 9'8" (excluding wardrobes) (4.72m x 2.95m (excluding wardrobes))

A further double bedroom having an aspect into the rear garden; built in wardrobes and double glazed window.

BEDROOM 3

11'8" x 9'8" (excluding wardrobes) (3.56m x 2.95m (excluding wardrobes))

A further double bedroom having an aspect into the rear garden; built in wardrobes and double glazed window.

BEDROOM 4

13'7" x 8'4" (4.14m x 2.54m)

Currently utilised as a first floor office but makes a further well proportioned double bedroom; having an aspect to the front, built in wardrobes and double glazed window.

BEDROOM 5

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

A double bedroom having an aspect to the front; built in wardrobe, adjacent drawer unit and double glazed window.

BATHROOM

8'7" x 7'4" (2.62m x 2.24m)

Having a four piece suite comprising panelled bath with chrome mixer tap with integral shower handset, separate shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin and metro style tiled splash backs; shaver point and double glazed window overlooking the rear garden.

EXTERIOR

The property occupies a pleasant plot within this popular established development, set back

behind an open plan frontage with a double width driveway providing off road car standing for several vehicles and, in turn, leading to the integral double garage. The remainder of the frontage is laid to lawn with well stocked borders with a range of shrubs. To the side of the property a timber courtesy gate gives access through to a useful enclosed area at the side and, in turn, the main garden at the rear which is bordered by panelled fencing and having a central lawn, initial paved terrace and well stocked perimeter borders with a range of trees and shrubs. In addition there is a cold water tap and exterior lighting.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

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 historic covenants in the title.

The title suggests the property owns the driveway leading to Mallow Way, but gives access off the initial part, to the adjacent properties No. 40 & 44.

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>



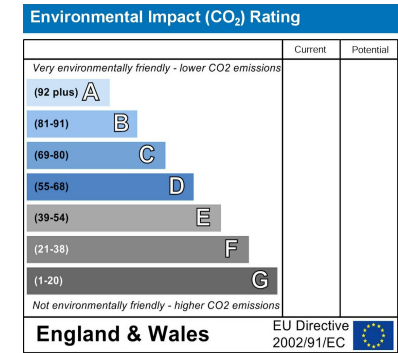
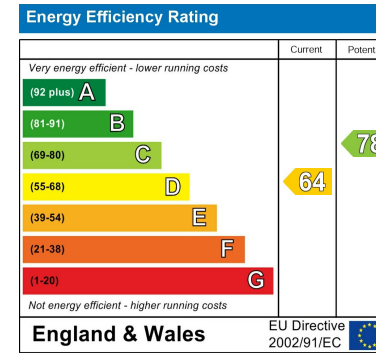








Floorplan to follow



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



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