



**27 Edinburgh Drive, Bingham, Nottingham,  
NG13 8FX**

**Chain Free £249,950**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 2 Reception Areas
- Ample Off Road Parking & Garage
- Landscaped For Low Maintenance Living
- Popular Market Town
- 3 Bedrooms
- Modern Fixtures & Fittings
- Westerly Facing Rear Garden
- No Upward Chain
- Viewing Highly Recommended

An opportunity to purchase a traditional semi detached home located within this established development on a low maintenance plot with ample off road parking, detached garage and a low maintenance, enclosed, westerly facing garden to the rear.

Internally the property offers approximately 900 sq.ft. of accommodation comprising two reception areas which are part open plan creating an excellent everyday living/entertaining space with a tastefully appointed kitchen off. To the first floor there are three bedrooms and main bathroom. The property benefits from modern fixtures and fittings, UPVC double glazing and gas central heating and is offered to the market with no upward chain.

Overall this would be an excellent opportunity for a wide variety of prospective purchasers looking for a family orientated home within reach of the wealth of amenities of this popular market town.

## **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 LIGHT LEADS THROUGH INTO:

### **INITIAL RECEPTION AREA**

17'11" x 9'8" (5.46m x 2.95m)

A well proportioned space providing an initial reception currently utilised as a dining area; open plan to a sitting room which combined creates an excellent everyday living/entertaining space. The initial reception having oak effect laminate flooring, chimney breast with flagged hearth, alcoves to the side, French doors into rear garden, staircase rising to first floor landing and an open doorway into:

### **LIVING ROOM**

14'5" x 11' (4.39m x 3.35m)

A further versatile reception lying adjacent to the kitchen; double glazed window to the front, chimney breast with flagged hearth, alcoves to the side with built in storage cupboard, alcove for flat screen TV, continuation of oak effect laminate flooring and a further door leading into:

## **KITCHEN**

13'9" x 6'6" (4.19m x 1.98m)

Tastefully appointed, fitted with a generous range of units in a cottage style; two runs of butchers block preparation surfaces; inset ceramic sink with mixer tap and metro style tiled splash backs; integrated appliances including Indesit electric hob and double oven beneath; plumbing for washing machine and dishwasher, space for free standing fridge freezer, contemporary column radiator, double glazed windows to two elevations and exterior door into the garden.

RETURNING TO THE INITIAL RECEPTION AREA A STAIRCASE RISES TO:

### **FIRST FLOOR LANDING**

Having double glazed window and further doors leading to:

### **BEDROOM 1**

12' x 11'5" max (3.66m x 3.48m max)

A double bedroom having aspect into the rear garden; cupboard housing gas central heating boiler and access to loft space above.

### **BEDROOM 2**

11'6" x 8'9" (3.51m x 2.67m)

A further double bedroom with double glazed window overlooking the rear garden.

### **BEDROOM 3**

9' x 8'6" (2.74m x 2.59m)

Currently utilised as a first floor office but ideal as a single bedroom; having over stairs bulkhead and double glazed window to the front.

### **BATHROOM**

7'7" x 5'10" (2.31m x 1.78m)

Having a modern three piece suite comprising P shaped shower bath with mixer tap, wall mounted electric shower and curved glass screen, close coupled WC and pedestal washbasin with tiled splash backs; window to the side.

### **EXTERIOR**

The property occupies a low maintenance plot that has been landscaped to provide an excellent level of off road parking to the front with double width driveway, further granite chipping parking area to the front and access to the front door. Located off the driveway is a timber workshop/garage providing parking or storage. A courtesy gate to the side leads into a westerly facing rear garden landscaped for low maintenance living with granite chipping, paved and hard standing seating areas enclosed by panelled fencing

### **WORKSHOP/GARAGE**

21'10" deep x 14'5" max (8'5" min) (6.65m deep x 4.39m max (2.57m min))

A sectional garage with up an over door and courtesy door to the side.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band B

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric 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:-

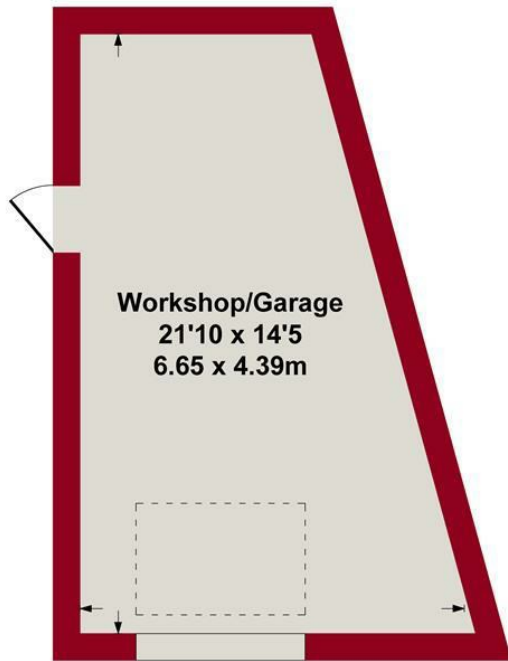
<https://www.gov.uk/search-register-planning-decisions>



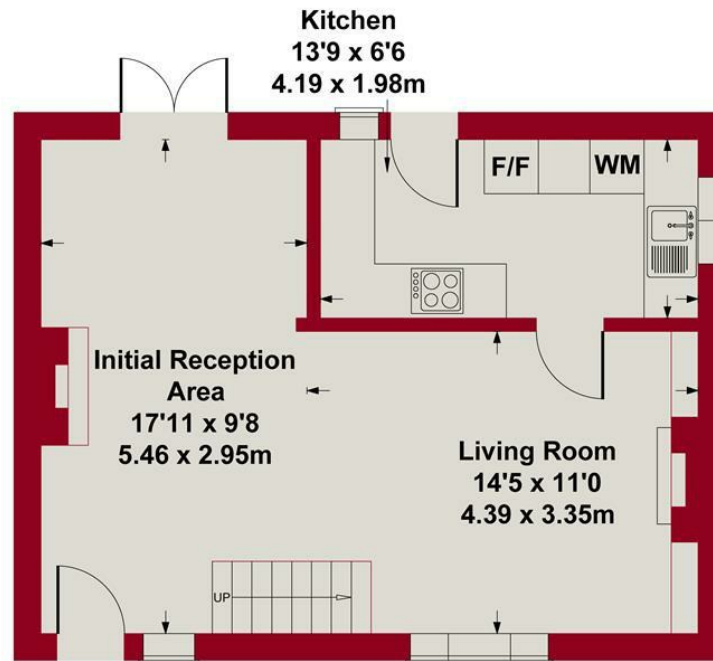




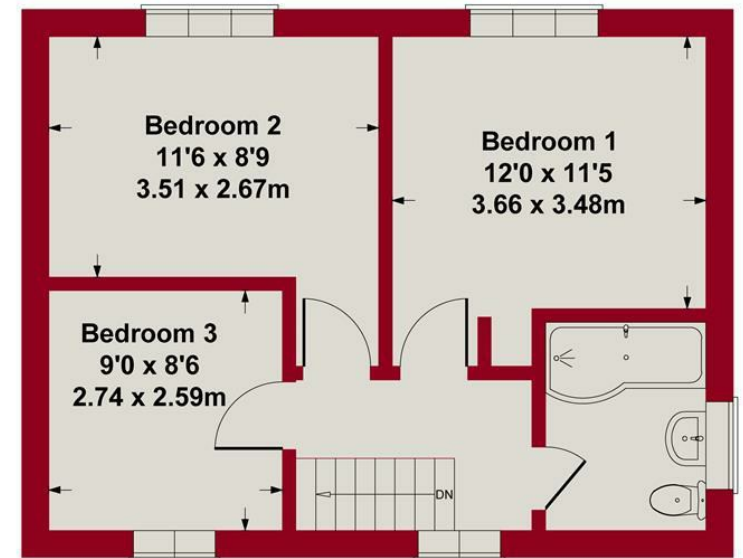




**GARAGE**



**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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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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