



**4 Dark Lane, Bingham, Nottinghamshire,  
NG13 8BZ**

**£435,000**  
Tel: 01949 836678

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

We have pleasure in offering to the market this individual, detached bungalow occupying a delightful, well stocked, established plot with ample off road parking, garage and enclosed garden at the rear, all situated in a popular part of the town within ease of access to the wealth of local amenities.

The property is tastefully presented throughout having seen a thoughtful program of modernisation over the years with contemporary kitchen and bathroom, gas central heating, UPVC double glazing and relatively neutral decoration throughout.

The accommodation comprises initial entrance hall leading through into a pleasant sitting room with a westerly aspect to the front and a breakfast kitchen which leads through to the excellent addition of a large conservatory at the rear, providing a further versatile reception space which leads out into the rear garden. Leading off the kitchen there is a useful utility space and cloak room. The property offers two double bedroom and a well proportioned bath/shower room.

The property would be perfect for those downsizing from larger dwellings looking for an individual single storey home within a popular area of this highly regarded and well served 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.

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

### **MAIN ENTRANCE HALL**

16'5" x 7'8" max (5.00m x 2.34m max)



A well proportioned initial entrance hall having coved ceiling, access to loft space above, LVT flooring, central heating radiator and further doors leading to:

### **SITTING ROOM**

13'10" x 11'10" (4.22m x 3.61m)



A light and airy reception benefitting from a westerly aspect to the front with a large double glazed picture

flooding this room with light, the focal point to the room being chimney breast with feature oak fire surround and mantel with marble hearth and back and inset electric fire, alcoves to the side, deep corniced ceiling and central heating radiator.

### **BREAKFAST KITCHEN**

14'4" x 9' (4.37m x 2.74m)



A well proportioned space large enough to accommodate a small dining or breakfast table and links through into the addition of a large conservatory at the rear which, combined, creates a fantastic everyday living/entertaining space. The kitchen is tastefully appointed having been thoughtfully modernised with a generous range of contemporary gloss fronted wall, base and drawer units having 3/4 larder unit housing integrated fridge and freezer, further integrated appliances including Neff four ring gas hob with contemporary glass and stainless steel chimney hood over, single fan assisted oven beneath and dishwasher, two runs of preparation surfaces one with inset ceramic sink and drain unit with chrome swan neck mixer tap, central heating radiator and double glazed patio door leading through into:



### CONSERVATORY

17'3" x 10'10" (5.26m x 3.30m)



A fantastic addition to the property providing a further generous reception space which could be utilised as an additional sitting or dining room and benefits from a pleasant aspect out into the rear garden. The room having double glazed side panels with opening top lights, pitched polycarbonate roof, attractive tiled floor, power points, double glazed French doors into the garden and a further

courtesy door into the utility.

Returning to the kitchen a further double glazed interior door leads through into:

### UTILITY ROOM

8'8" x 9'2" max (inc cloak room) (2.64m x 2.79m max (inc cloak room))

A useful space providing an excellent utility area having plumbing for washing machine, space for tumble dryer, tiled floor, door leading through into the conservatory and a further bifold door into:

### CLOAK ROOM

5'2" x 2'5" (1.57m x 0.74m)

Having a two piece suite comprising WC and wall mounted washbasin.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:

### BEDROOM 1

10'6" x 13'8" (3.20m x 4.17m)



A well proportioned double bedroom having a westerly aspect to the front with large double glazed picture window, central heating radiator and coved ceiling.



### BEDROOM 2

13'2" x 9'10" (4.01m x 3.00m)



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

## BATHROOM

7'7" x 7'5" (2.31m x 2.26m)



A well proportioned space tastefully appointed having been modernised with a contemporary suite comprising panelled bath with chrome mixer tap, separate double width shower enclosure with glass screen and wall mounted Mira mixer shower with independent handset over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs with mosaic border over, continuation of the LVT flooring, central heating radiator, coved ceiling and double glazed window to the rear.

## EXTERIOR



The property occupies an attractive established plot, generous by modern standards, extending to approximately 145' in length, in an elevated position well back from the lane behind an established garden having well stocked perimeter borders with a range of trees and shrubs. A central driveway sweeps up to the front of the house providing ample off road parking and in turn leads to the attached garage. A courtesy gate at the side gives access into the rear garden which is well maintained with an initial paved terrace leading onto a central lawn having well stocked perimeter borders with a range of established trees and shrubs, enclosed to all sides and encompassing a useful greenhouse.



## GARAGE

14'2" x 9'6" (4.32m x 2.90m)

Having up and over door, power and light and cold water tap.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

## 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).

There maybe historic covenants dating back prior to 2003 when the latest title document was issued.

### **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:-

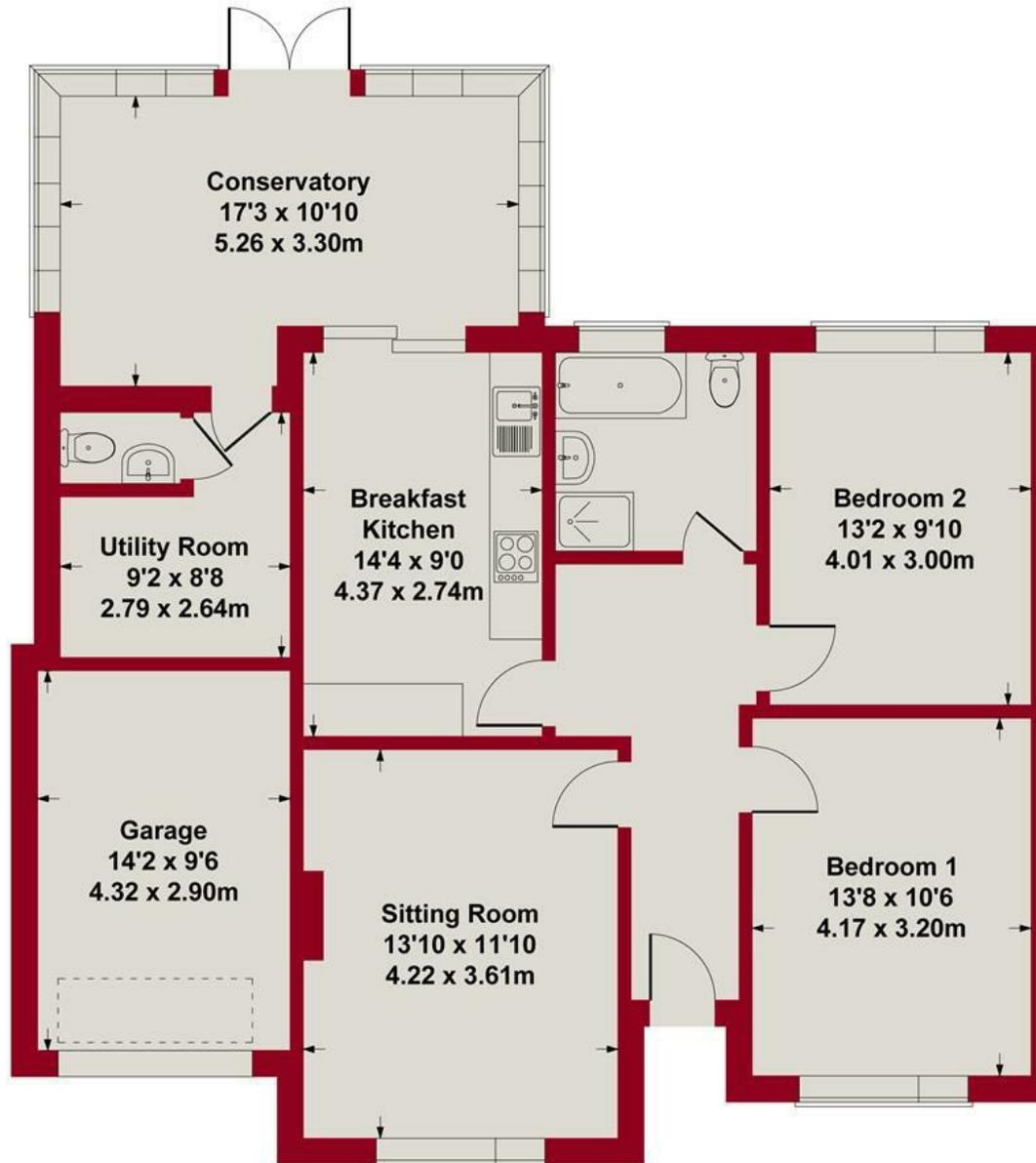
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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

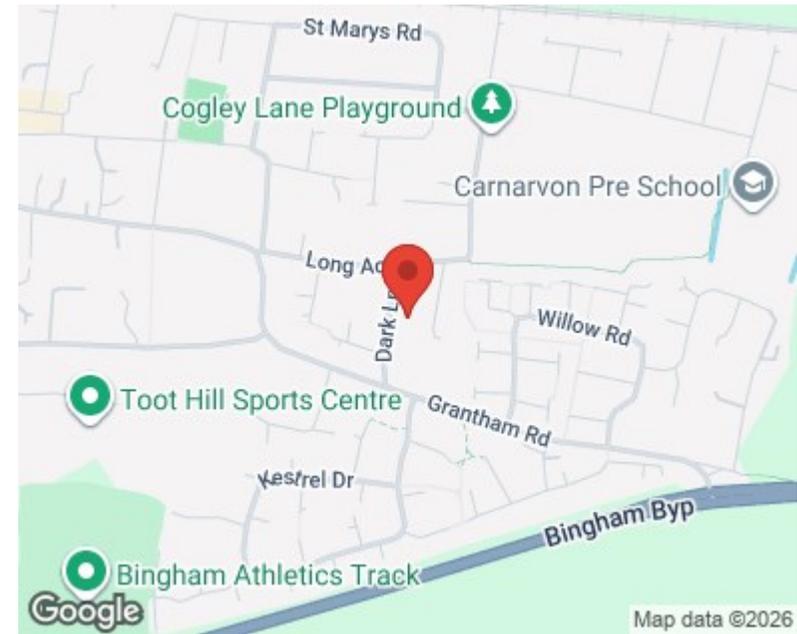
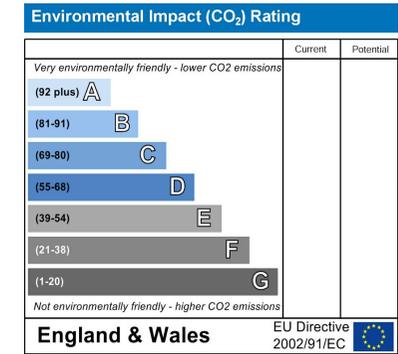
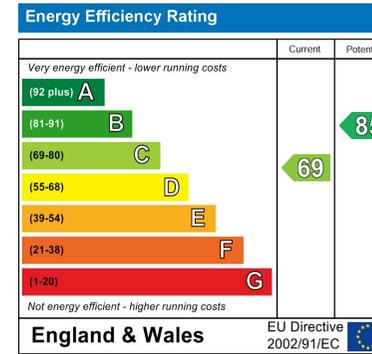


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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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