



20 Lune Way, Bingham, Nottinghamshire,
NG13 8YX

£525,000

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

- Detached Family Home
- Up To 6 Bedrooms
- Modernised Throughout
- Stunning Kitchen
- Southerly Rear Aspect
- Spacious Accommodation Over 3 Floors
- 3 Bath/Shower Rooms
- 3 Main Reception Areas
- Utility & Ground Floor Cloak Room
- Garage & Driveway

A fantastic opportunity, particularly for families, to purchase a well proportioned three storey contemporary home which offers an excellent level of internal accommodation approaching 2,000 sq.ft. with potentially up to six bedrooms, five of which are doubles, the sixth making an ideal first floor office, dressing or cot room but could potentially accommodate single bed if required.

In addition there are three bath/shower rooms, a particularly impressive principal suite which provides a generous double bedroom with walk in dressing room and well proportioned ensuite facilities. A second ensuite provides a Jack n' Jill shower room to bedrooms two and three while the two double bedrooms on the second floor are serviced by a central shower room. To the ground floor there is again a well laid out level of accommodation with an initial entrance hall with attractive contemporary staircase and three main reception areas including a superb open plan living/dining kitchen which runs the full width of the property and benefits from a southerly aspect into the rear garden. This area is large enough to accommodate both a living and dining space open plan to a beautifully appointed kitchen tastefully modernised with a generous range of units finished in heritage style colours with quartz preparation surfaces and central island unit. In addition there is a useful ground floor cloak room and utility room.

The property has been tastefully modernised throughout with updated kitchen and bathrooms and is presented in a move in condition.

As well as the internal accommodation the property occupies a pleasant position close to the heart of this established development, set back behind a walled frontage with tandem length driveway and garage and south facing, enclosed, landscaped garden at the rear.

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 ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'11" x 6'10" (4.24m x 2.08m)

A well proportioned entrance vestibule having attractive contemporary glass and oak staircase rising to the first floor landing, LVT flooring and further engineered oak doors leading to:

SITTING ROOM

14'9" x 11'11" (4.50m x 3.63m)

A well proportioned space having a dual aspect with windows to the front and side, contemporary decoration, continuation of LVT flooring and traditional column radiator.

SNUG

11'4" x 9'10" (3.45m x 3.00m)

A further versatile reception space currently utilised as an additional sitting room but would make an excellent home office or alternatively possibly formal dining; having attractive contemporary decoration, continuation of LVT flooring, column radiator and window to the front.

GROUND FLOOR CLOAK ROOM

5' x 3'8" (1.52m x 1.12m)

Having a two piece suite comprising close coupled WC and vanity unit with inset washbasin, chrome mixer tap and tiled splash backs; column radiator and continuation of LVT flooring.

KITCHEN

31' max x 13' max (7'10" min) (9.45m max x 3.96m max (2.39m min))

A fantastic, well proportioned, open plan everyday living/entertaining space comprising an initial breakfast area with central island unit which is open plan to both the kitchen and dining area. The room is flooded with light benefitting from a southerly aspect with two pairs of French doors and additional window overlooking the rear garden. The kitchen is beautifully appointed having been tastefully modernised with a generous range of wall, base and drawer units with wood grain effect door fronts finished in heritage style colours, glazed dresser unit and quartz preparation surfaces; undermounted sink unit with chrome swan neck mixer tap, quartz upstands and tiled splash backs; larder unit with space for free standing American style fridge freezer, space for free standing gas and electric range and integrated dishwasher. The dining area having contemporary column radiator and French doors into the garden.

From the kitchen area a further door leads through into:

UTILITY ROOM

6' x 5'9" (1.83m x 1.75m)

Having wall and base units complementing the main kitchen, laminate work surface, space and plumbing for washing machine and tumble dryer, round bowl sink unit with chrome swan neck mixer tap, contemporary towel radiator, wall mounted gas central heating boiler concealed behind kitchen cupboard and exterior door into the garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH ATTRACTIVE GLASS AND OAK BALUSTRADE RISES TO:

FIRST FLOOR LANDING

Having aspect to the front, built in airing cupboard which houses the pressurised hot water system and further doors in turn leading to:

PRINCIPAL SUITE

A fantastic main bedroom offering around 280 sq.ft. of floor area comprising a well proportioned double bedroom, walk in dressing room and ensuite facilities.

PRINCIPAL BEDROOM

11'11" x 13' (3.63m x 3.96m)

Having aspect to the front and further doors to:

ENSUITE BATH/SHOWER ROOM

10'3" x 6'8" (3.12m x 2.03m)

Beautifully appointed having been tastefully refitted with a contemporary suite comprising tile panelled double ended bath with wall mounted mixer tap, separate double width shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, contemporary vanity unit with rectangular washbasin and wall mounted mixer tap and close coupled WC; tiled floor and walls, contemporary towel radiator and window to the rear.

WALK IN DRESSING ROOM

10'2" x 5' (3.10m x 1.52m)

Offering an excellent level of storage with fitted shelving, hanging rails and drawer units beneath; window to the rear.

BEDROOM 2

11'6" x 8'10" (3.51m x 2.69m)

A double bedroom benefitting from Jack n' Jill ensuite facilities; aspect to the front and a further door leading through into:

JACK N' JILL ENSUITE

7'10" x 4' (2.39m x 1.22m)

Shared with Bedroom 3 and having suite comprising shower enclosure with wall mounted shower mixer with independent handset and rainwater rose over, close coupled WC and half pedestal washbasin with chrome mixer tap; contemporary towel radiator, wood effect laminate flooring and further door leading through into:

BEDROOM 3

9'8" (plus 1'5" into alcove) x 9'10" (2.95m (plus 0.43m into alcove) x 3.00m)

A further double bedroom having window overlooking the rear garden and further door returning to the first floor landing.

BEDROOM 6

6'2" x 8'10" (1.88m x 2.69m)

Currently utilised as a first floor office but would provide a further single bedroom or alternatively additional dressing room; having window overlooking the rear garden.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER STAIRCASE WITH CONTEMPORARY GLASS AND OAK BALUSTRADE RISES TO:

SECOND FLOOR LANDING

6'7" x 5'4" (2.01m x 1.63m)

Having part pitched ceiling with inset skylight and further doors leading to:

BEDROOM 4

14'6" excluding dormer x 12' (4.42m excluding dormer x 3.66m)

A well proportioned double bedroom having a dual aspect with dormer window to the front with far reaching elevated views and additional skylight at the rear. The room also benefits from a useful over stairs storage cupboard.

BEDROOM 5

14'6" (17'5" max into dormer) x 8'9" (11'11" max) (4.42m (5.31m max into dormer) x 2.67m (3.63m max))

A further well proportioned double bedroom again benefitting from a dual aspect with skylight to the rear and walk in dormer window to the front with pleasant elevated views.

SECOND FLOOR SHOWER ROOM

6'4" max x 7'3" (1.93m max x 2.21m)

Tastefully appointed having been modernised with a contemporary suite comprising double length walk in shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and wall hung vanity unit with inset washbasin with chrome mixer tap; contemporary towel radiator and access loft space above.

EXTERIOR

The property is located on a pleasant landscaped plot which benefits from a southerly rear aspect, set back behind a walled frontage behind which lies an established hedged border and central pathway leading to the main entrance door. To the side of the property is a tandem length block set driveway providing off road car standing for several vehicles and in turn leads to a brick built garage with up and over door and courtesy door at the side. The rear garden is enclosed by brick walls and feather edged board fencing and provides a pleasant outdoor space which benefits from the majority of the days sun, benefitting from a south facing aspect; having central lawn and initial paved terrace providing a generous seating area that sweeps up to the foot of the garden where there is a further terrace. In addition there are well stocked perimeter borders with a range of trees and shrubs, outside tap and exterior lighting.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage 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>



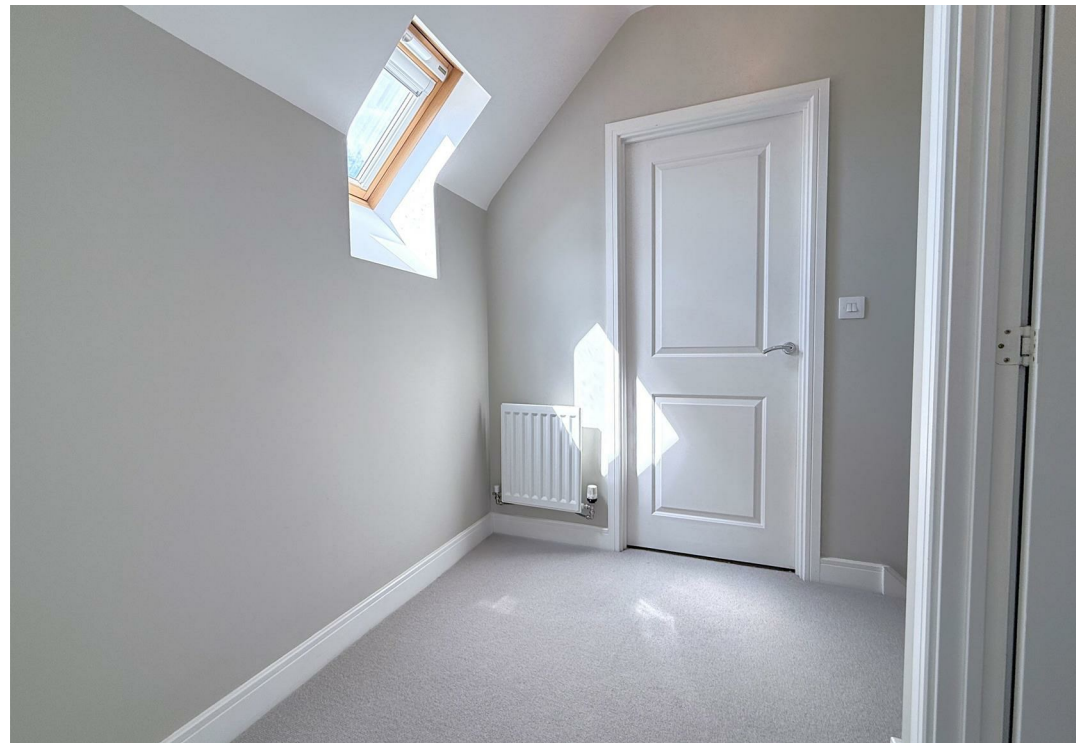






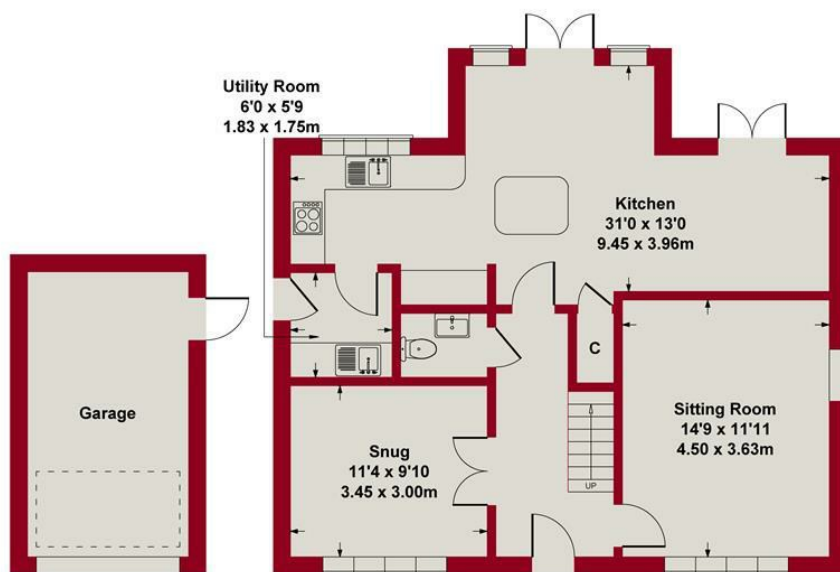






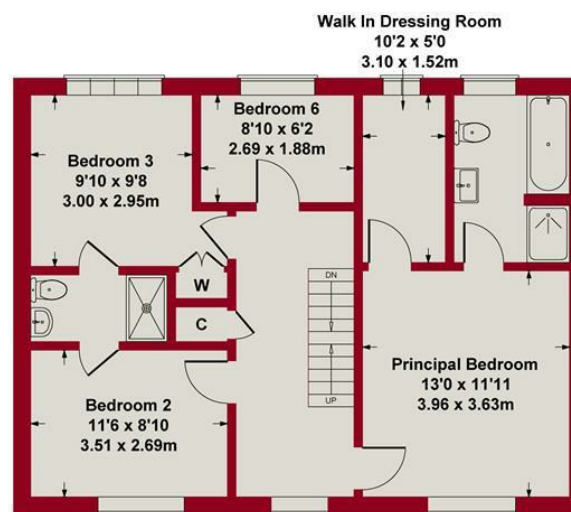




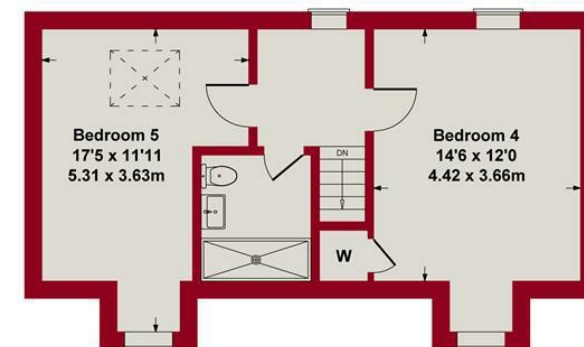


GARAGE

GROUND FLOOR



FIRST FLOOR



SECOND 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		
	73	80
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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