



**6 Banks Crescent, Bingham, Nottinghamshire,
NG13 8BP**

£475,000

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**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached Bungalow
- 2 Reception Areas
- Cul-de-sac Setting
- Ample Parking, Carport & Garage
- 3 Double Bedrooms
- Delightful Established Plot
- Walking Distance to Local Amenities

An excellent opportunity to purchase a detached traditional bungalow, of generous proportions, and tucked away in a small cul-de-sac setting in this well regarded area of the town, positioned within easy walking distance of the wealth of local amenities.

The property occupies a relatively level plot with gardens to three sides and ample off road parking, carport and garage.

Internally the property offers around 1,300 sq ft of accommodation and has been modernised over the years to provide a versatile layout large enough to accommodate families, but is likely to appeal to a wide audience - single or professional couples and also those downsizing from larger dwellings appreciating its central location.

The accommodation comprises of an initial enclosed storm porch leading through into an open plan L-shaped hallway which would be large enough to accommodate a study area, and in turn into a dual aspect sitting room with bay window, feature fireplace and access out into the garden. This room is open plan to the dining room and in turn leads to the fitted kitchen appointed with a generous range of modern units and integrated appliances. In addition there are 3 double bedrooms, and modern bath/shower room.

In addition the property benefits from UPVC double glazing gas central heating with upgraded boiler, and viewing comes highly recommended.

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.

ATTRACTIVE COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LEADED LIGHT LEADS THROUGH INTO THE;

ENCLOSED PORCH

14'9 x 3'2 (4.50m x 0.97m)

A well proportioned enclosed storm porch having double glazed window to the front with granite sills beneath, attractive arched open entrance leading through into the main;

ENTRANCE HALL

19'6 x 12'0 (5.94m x 3.66m)

A well proportioned entrance vestibule, large enough to accommodate a reception space

ideal as a study area, having access to loft space above, wood effect flooring.

Further doors leading to;

SITTING ROOM

20'11 into bay x 11'11 (6.38m into bay x 3.63m)

A good sized reception open plan to the dining area to the rear, benefitting from a dual aspect with attractive double glazed walk-in bay window to the front, and French doors into the garden at the side. Focal point of the room is chimney breast with marble fire surround, mantle and hearth with inset gas flame coal effect fire, and alcoves to the side.

An open archway leads into the;

DINING AREA

12'0 x 7'10 (3.66m x 2.39m)

A versatile space ideal as formal dining lying adjacent to the kitchen, having dual aspect and double glazed French doors into the garden.

A further door leads through into the;

KITCHEN

16'0 x 10'2 (4.88m x 3.10m)

Having aspect into the rear garden, and modernised with a generous range of oak fronted wall, base and drawer units, quartz work surfaces providing an excellent working area, inset resin bowl, sink and drainer unit and articulated mixer tap, integrated appliances include NEFF double oven, ceramic hob with chimney hood over, wine cooler, space for free standing dishwasher, double glazed window and exterior door.

RETURNING TO THE MAIN ENTRANCE HALL, FURTHER DOORS LEAD TO;

BEDROOM 1

12'6 (plus 3'7 for bay) x 15'10 max (3.81m (plus 1.09m for bay) x 4.83m max)

A well proportioned double bedroom with attractive walk-in double glazed bay window, room is fitted with a run of built-in wardrobes with full height sliding doors.

BEDROOM 2

13'8 x 11'11 (4.17m x 3.63m)

A further double bedroom with aspect to the rear, built-in wardrobes and double glazed window.

BEDROOM 3

12'1 x 7'8 excluding wardrobes (3.68m x 2.34m excluding wardrobes)

A versatile room which is currently utilised as a home office but could provide a further double bedroom, having built-in wardrobes and double glazed window.

BATH/SHOWER ROOM

10'3 x 8'10 (3.12m x 2.69m)

Having been tastefully modernised with a suite comprising of large walk-in shower wet area, tiled panelled double ended bath, close coupled WC, contemporary oak vanity unit with round ball wash basin, tiled floor and two double glazed windows to the rear.

EXTERIOR

The property occupies a really convenient location tucked away towards a small cul-de-sac setting on an established level plot, set back behind a generous frontage which provides an excellent level of off road parking and in turn leads to a carport and garage. The gardens run to three sides, with a secluded lawn garden to the easterly aspect and links back into the main receptions and then continues to the rear of the property where there is a low maintenance courtyard area to catch the evening sun. The gardens are enclosed to all sides and well stocked with established trees and shrubs.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

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).

The adjacent property (No.7) has planning approved in August 2024 for alterations to the existing bungalow. Further details can be found on RBC planning portal under ref:- 24/01059/FUL

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



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		
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 		



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