



**30 Charlock Gardens, Bingham,
Nottinghamshire, NG13 8UH**

£287,500

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern End Townhouse
- Off Road Parking
- 3 Bedrooms
- Conservatory At Rear
- Viewing Highly Recommended
- Generous Established Plot
- Cul-De-Sac Location
- Open Plan Dining Kitchen
- Ground Floor Cloak Room

An opportunity to purchase a relatively modern end townhouse occupying a delightful location, tucked away in a small cul-de-sac setting with a pleasant aspect to the front across the close and to the Linear Conservation Walk.

The gardens are generous by modern standards with off road parking to the front and a large enclosed garden at the rear which, subject to consent, could offer scope to expand the accommodation further. Internally the property offers three bedrooms as well as two main reception areas including the useful addition of a conservatory at the rear which links into an open plan dining kitchen that is tastefully appointed having been updated with a generous range of built in cupboards including a full height "storage wall" and quartz preparation surfaces. The main sitting room again affords an attractive aspect into the close and across to the Linear Walk. The property also benefits from a ground floor cloak room and first floor bathroom servicing the bedrooms.

The property would be ideal for a wide range of prospective purchasers whether it be single or professional couples, young families making use of the local schools or even potentially those downsizing from larger dwellings looking for a well placed modern home within easy reach of amenities.

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 WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'4" into stairwell x 4' max (3.76m into stairwell x 1.22m max)

A well proportioned initial entrance hall having initial cloaks hanging space, wall mounted consumer unit, wood effect laminate flooring, double glazed window to the side, staircase rising to the first floor landing and further doors, in turn, leading to:

GROUND FLOOR CLOAK ROOM

4' x 3' (1.22m x 0.91m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin, continuation of wood effect laminate flooring and double glazed window to the side.

SITTING ROOM

12'5" x 13'7" (3.78m x 4.14m)

Having a pleasant aspect to the front with useful under stairs storage cupboard, coved ceiling, double glazed window and further door leading through into:

OPEN PLAN DINING KITCHEN

15'5" into cupboards x 10'11" (4.70m into cupboards x 3.33m)

A well proportioned open plan space benefitting from an aspect into the rear garden as well as linking through into the useful addition of a conservatory which combined creates an excellent everyday living/entertaining space. The kitchen is appointed with a modernised range of handleless wall, base and drawer units with two runs of quartz preparation surfaces providing an excellent working area, one with undermounted sink unit with brushed metal swan neck mixer tap and quartz upstands; integrated appliances including electric induction hob, AEG double oven and dishwasher; plumbing for washing machine, inset downlighters to the ceiling, wall mounted Worcester Bosch gas central heating boiler, double glazed exterior door and window overlooking the rear garden. The dining area is fitted with a further full height range of storage cupboards which again provide a fantastic level of storage with handleless soft close door fronts offering both practicality as well as an aesthetically pleasing feature wall.

A sliding patio door leads through into:

CONSERVATORY

14' x 6'5" (4.27m x 1.96m)

A useful addition to the property providing a further versatile reception space having a pitched polycarbonate roof with open skylight, further double glazed windows with opening top lights and French doors leading out into the south to westerly facing garden.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH OPEN BALUSTRADE RISES TO A:

FIRST FLOOR LANDING

Having further spindle balustrade, access to loft space above, built in airing cupboard which houses the hot water cylinder, double glazed window to the side and further doors, in turn, leading to:

BEDROOM 1

13'8" x 9'7" (4.17m x 2.92m)

A well proportioned double bedroom affording a pleasant aspect into the close to the front as well as across to the Linear Conservation Walk. The room having a useful alcove ideal for free standing furniture and double glazed window.

BEDROOM 2

10'10" x 8'9" (3.30m x 2.67m)

A further double bedroom having an aspect into the rear garden, useful alcove and double glazed window.

BEDROOM 3

9'5" x 6'2" (2.87m x 1.88m)

Currently utilised as a first floor office but would make an ideal single bedroom or dressing room having over stairs bulkhead and double glazed window to the front.

BATHROOM

6'4" x 6'7" (1.93m x 2.01m)

Having a three piece suite comprising panelled bath with chrome mixer tap with integral shower handset and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and double glazed window to the rear.

EXTERIOR

The property occupies a fantastic cul-de-sac location tucked away in the corner of the close on what is a relatively sizeable plot by modern standards having a landscaped frontage which is designed for relatively low maintenance living with a block set and gravelled borders with inset trees and shrubs which leads to the front door. To the side of the property is a tarmac driveway providing off road car standing. A timber courtesy gate gives access into a generous south to westerly facing rear garden with an initial paved terrace leading onto a mainly lawned area with inset shrubs and bordered in the main by feather edged board fencing and encompassing a useful timber storage shed.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

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 is an element of the driveway that gives access across to the neighbouring property.

There may be covenants within the title

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:-

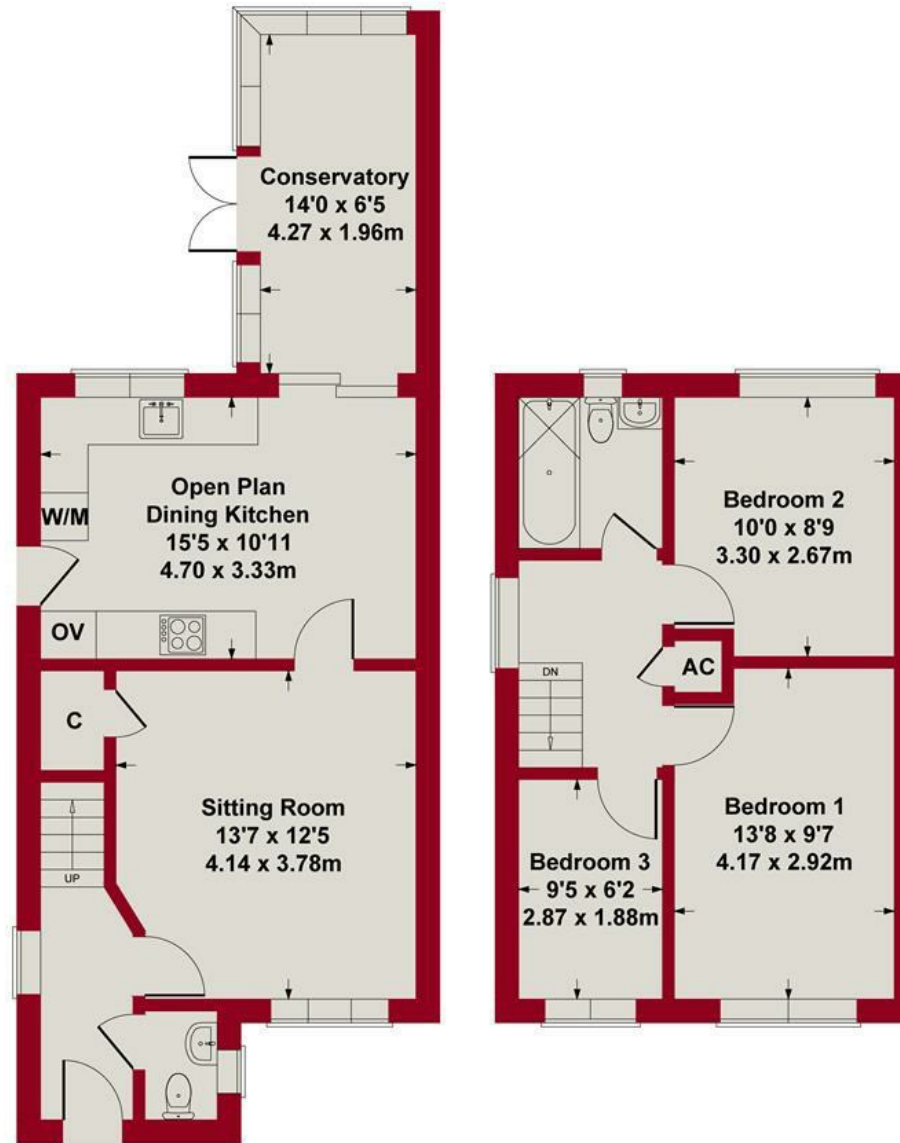
<https://www.gov.uk/search-register-planning-decisions>












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.



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 		



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers