



1 Squires Grove, Bingham, Nottinghamshire,
NG13 7AW

£289,995
Tel: 01949 836678

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

- Contemporary Semi Detached Home
- 3 Bedrooms
- Ground Floor Cloak Room
- Off Road Parking
- Well Presented Throughout
- Completed In 2020 By Barratt Homes
- Ensuite & Main Bathroom
- Southerly Facing Enclosed Garden
- Pleasant Corner Plot
- Viewing Highly Recommended

An opportunity to purchase well presented semi detached contemporary home originally completed by Barratt Homes in 2020 and occupying a pleasant corner plot with a just off southerly facing garden at the side.

Internally the property offers a versatile level of accommodation, large enough to accommodate small families particularly with its proximity to local schools. However it would also appeal to single or professional couples or even those downsizing from larger dwellings and looking for a modern efficient home within easy reach of amenities.

The property benefits from UPVC double glazing, gas central heating and relatively neutral decoration throughout and comprises an initial L shaped entrance hall with a good level of built in storage, a dual aspect sitting from and an open plan dining kitchen, also with windows to two elevations and French doors leading out into the enclosed garden. In addition there is a ground floor cloak room. To the first floor there are three bedrooms, the principle of which benefits from ensuite facilities, and a separate main bathroom.

As well as the internal accommodation the property occupies a landscaped corner plot with a south to south westerly facing main garden which has been landscaped for low maintenance living with artificial lawn. The garden has established borders, is enclosed to all sides and has a driveway 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 LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

9'9" x 6'10" max (2.97m x 2.08m max)

An initial L shaped entrance hall having a good level of storage with built in utility/cloaks cupboard which provides a useful storage space plus potential room for a free standing appliance and also houses the electrical consumer unit. The room having a tiled floor, central

heating radiator behind feature cover, turning staircase rising to the first and further doors leading to:

SITTING ROOM

15' x 10'9" (4.57m x 3.28m)

A light and airy space benefitting from windows to two elevations, having deep skirtings and double glazed windows to the front and side.

DINING KITCHEN

15'2" x 8'11" (4.62m x 2.72m)

Again a light space benefitting from windows to two elevations as well as double glazed French doors onto the westerly aspect, leading into the rear garden. The kitchen is large enough to accommodate an initial dining/breakfast space which in turn is open plan to a well appointed kitchen fitted with a generous range of white gloss fronted wall, base and drawer units with brush metal fittings and under unit lighting; U shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap; integrated appliances including Zanussi fan assisted oven, four ring electric ceramic hob and chimney hood over, dishwasher, fridge, freezer and Zanussi washing machine; gas central heating boiler concealed behind a kitchen cupboard; inset downlighters to the ceiling and a tiled floor.

GROUND FLOOR CLOAK ROOM

6' x 3' (1.83m x 0.91m)

Having a two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap; tiled floor and splash backs.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

Having a built in airing cupboard, access to loft space above and further doors in turn leading to:

BEDROOM 1

10'10" x 10'6" max (3.30m x 3.20m max)

A double bedroom benefitting from ensuite facilities having fitted wardrobes with sliding mirrored door fronts, double glazed window to the side and a further door leading through into:

ENSUITE SHOWER ROOM

7'4" x 4'6" (2.24m x 1.37m)

Having a three piece suite comprising double width shower enclosure with sliding glass screen and wall mounted electric shower; close coupled WC; and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and obscured double glazed window.

BEDROOM 2

8'11" (12' max into alcove) x 8'9" (2.72m (3.66m max into alcove) x 2.67m)

An L shaped double bedroom having an aspect to the front; useful alcove ideal for a free standing wardrobe; and double glazed window.

BEDROOM 3

8'11" x 6'7" (2.72m x 2.01m)

Having an aspect into the rear garden with a double glazed window.

BATHROOM

6'11" x 5'8" (2.11m x 1.73m)

Having a three piece suite comprising panelled bath with chrome mixer tap and further wall mounted shower mixer with glass screen; close coupled WC; and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and obscured double glazed window.

EXTERIOR

The property occupies a pleasant corner plot in this now established area of the development, having an initial forecourt with a pathway leading to the front door and borders to the side. The main garden lies to the south westerly aspect and has been landscaped for low maintenance living with artificial lawn having; a central pathway leading to a further paved area at the foot; sleeper edged borders with established shrubs; a useful timber storage shed and; enclosed by feather edge board fencing and a brick wall. To the foot of the garden a ledge and brace timber gate leads onto the driveway which is accessed at the rear, providing off road parking for two vehicles.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

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).

The Vendor has informed us that the current service charge for the communal areas of the development are £112.91 per annum. Please note that this could be subject to review.

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:-

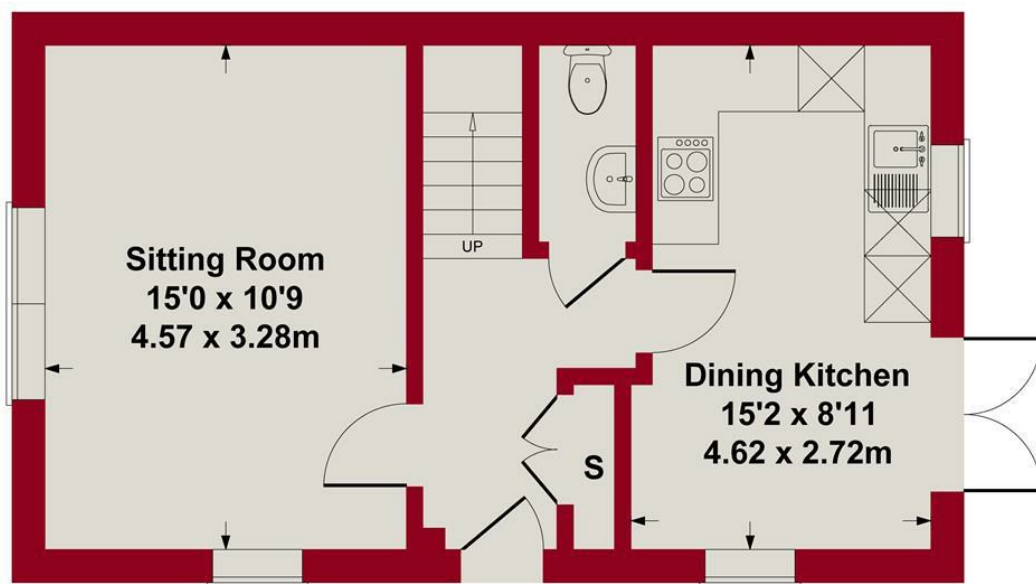
<https://www.gov.uk/search-register-planning-decisions>



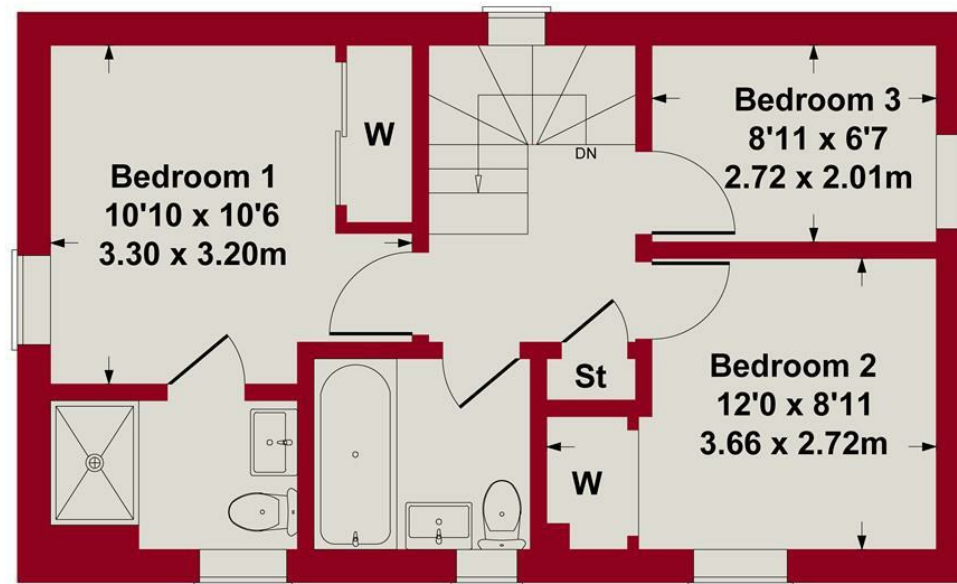








GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

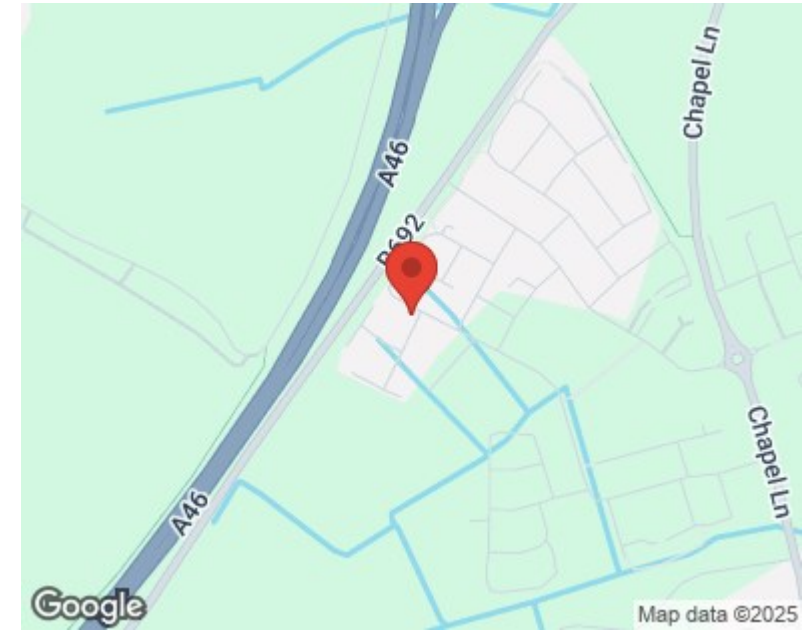
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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



RICS



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Registered in England. Ltd Registration number: 07140024

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

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