



6 Singleton Drive, Bingham, Nottinghamshire,
NG13 7BY

£199,995

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Ground Floor Apartment
- 2 Double Bedrooms
- Tastefully Presented
- Enclosed Rear Garden
- Convenient Location
- In The Region Of 635 Sq.Ft
- Fantastic Open Plan Living Space
- Completed Around 2023 By David Wilson Homes
- Driveway
- Viewing Highly Recommended

An excellent opportunity to purchase an interesting ground floor apartment completed by David Wilson Homes in 2023 to their Belstead design offering in the region of 635 sq.ft. of accommodation to a well considered layout creating a fantastic contemporary space located within walking distance of the heart of the town.

This beautifully presented home offers a versatile layout comprising an initial well proportioned entrance hall with large integrated storage cupboard which leads into a fantastic open plan area comprising an initial well appointed kitchen fitted with a generous range of units and integrated appliances, a central breakfast/dining area and, in turn, opening out into a living room at the rear which benefits from access out into the enclosed garden. Off the entrance hall there are also two double bedrooms, both with fitted wardrobes, and a contemporary bathroom.

In addition the property is neutrally decorated throughout, benefitting from gas central heating, double glazing and enclosed rear garden and tandem length driveway located off a shared courtyard at the rear.

The property is conveniently located within walking distance of Bingham town centre which of course affords a vast array of amenities and services.

The property would be perfect for single or professional couples or even those downsizing from larger dwellings looking for a low maintenance home in a convenient location. Overall viewing comes highly recommended to appreciate the 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 CANOPIED PORCH BENEATH WHICH IS A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

MAIN ENTRANCE HALL

14'7" x 3'10" (4.45m x 1.17m)

A well proportioned entrance hall having built in storage with large walk in cupboard and, in turn, further doors leading to:

INITIAL KITCHEN AREA

12'5" (approx) x 10'10" max (3.78m (approx) x 3.30m max)

A well proportioned light and airy space which leads through into the main reception area and combined creates a perfect everyday living/entertaining space benefitting from a dual aspect with double glazed window to the westerly side and further double glazed French doors leading into the garden at the rear. The kitchen is tastefully appointed with a generous range of contemporary wall, base and drawer units with a run of marble effect laminate preparation surfaces; inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances including Zanussi ceramic hob with stainless steel chimney hood over and single oven beneath, dishwasher, washing machine, under counter fridge and freezer; wall mounted gas central heating boiler concealed behind kitchen cupboard.

The kitchen is large enough to accommodate a breakfast or dining table and, in turn, is open plan to:

RECEPTION AREA

15'5" approx max x 13'10" max (4.75m approx max x 4.22m max)

A further well proportioned space which benefits from access out into an enclosed rear garden via double glazed French doors. In addition there is a built in storage cupboard.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:

BEDROOM 1

10'3" x 10' (excluding wardrobes) (3.12m x 3.05m (excluding wardrobes))

A well proportioned double bedroom benefitting from fitted wardrobes and a double glazed window overlooking the garden.

BEDROOM 2

10' x 8'5" (excluding wardrobes) (3.05m x 2.57m (excluding wardrobes))

A further double bedroom having an aspect to the front with built in wardrobes and double glazed window.

BATHROOM

7' x 6'3" (2.13m x 1.91m)

Tastefully appointed with a contemporary suite comprising panelled bath with chrome mixer tap and wall mounted shower mixer over with independent shower handset and glass screen; close coupled WC and pedestal washbasin; contemporary towel radiator and double glazed window.

EXTERIOR

The property is accessed initially off Singleton Drive via a paved pathway with adjacent lawn and inset shrubs which in turn leads to the front door. To the rear of the property is an initial shared courtyard area which leads to a tandem length driveway for the property providing two parking spaces and a timber courtesy gate which gives access into an enclosed garden with a central lawn and paved seating area enclosed by feather edged board fencing.

COUNCIL TAX BAND

Rushcliffe Borough Council - B

TENURE

Leasehold:-

999 years from January 2023

ADDITIONAL NOTES

The property is understood to have mains electricity, gas and water (information taken from Energy performance certificate and/or vendor).

We are informed by the owner that the development service charge is £56.46 paid twice yearly.

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:-

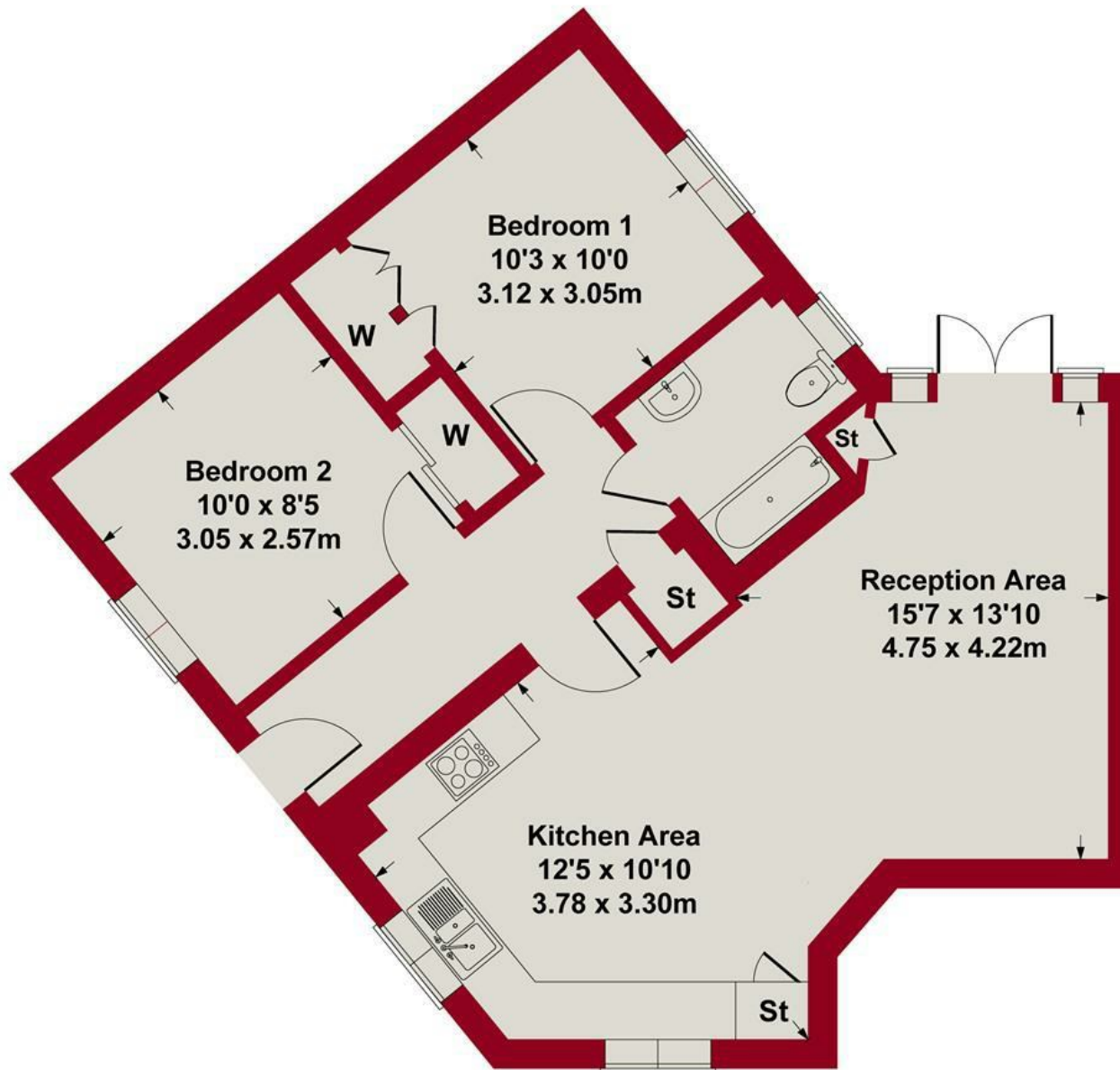
<https://www.gov.uk/search-register-planning-decisions>











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.

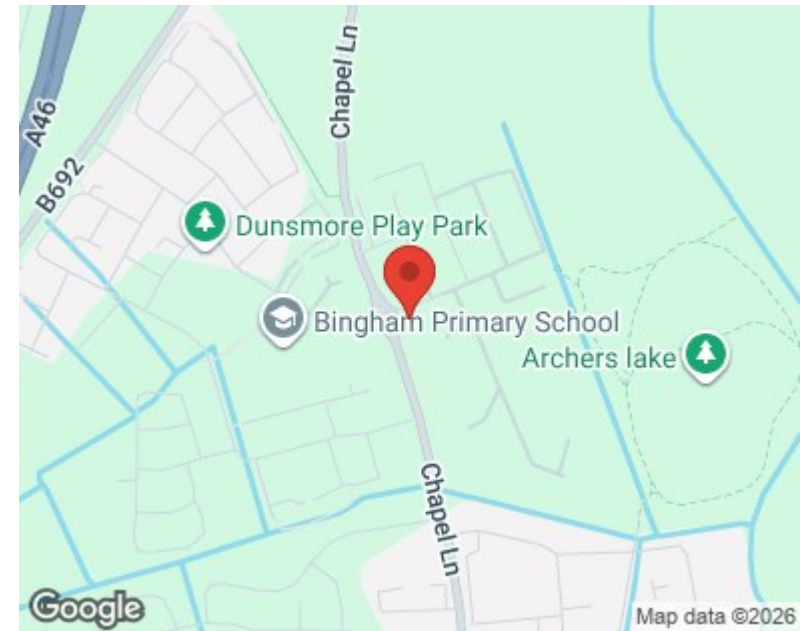


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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



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