



**8 Newgate Street, Bingham,  
Nottinghamshire, NG13 8FD**

**Chain Free £850,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Detached Period Residence
- 3 Bath/Shower Rooms
- 3 Receptions
- Well Maintained Gardens
- Off Road Parking
- Accommodation Over 3 Floors
- 5 Bedrooms
- Wealth Of Character
- Outbuildings To Rear
- Viewing Highly Recommended

A rare opportunity to purchase a handsome, detached, double fronted period home located right at the heart of this well served and highly regarded market town, positioned within a short walking distance of the market square and its wealth of amenities.

This interesting individual home offers a versatile level of accommodation, providing three main reception rooms, up to five double bedrooms and three bath/shower rooms with each room offering its own individuality. The accommodation is entered via an initial entrance hall with an attractive spindle balustrade staircase rising to the upper floors and period doors leading to the front receptions providing a sitting and drawing room with a pleasant aspect down the front garden. A central dining room with an attractive exposed brick elevation leads into a fitted kitchen with walk in pantry off. In addition there is a spacious laundry/utility room with ground floor shower room off and from the dining area is access down to a cellar providing useful additional storage. To the first floor there are three double bedrooms, one of which is utilised as a first floor office, and a tastefully appointed contemporary shower room. To the second floor are two further double bedrooms, one of which benefits from ensuite facilities, and both offering elevated views across the town.

The internal accommodation is tastefully appointed in relatively neutral decoration and has been well maintained over the years, benefitting from attractive double glazed Georgian style sash windows to the front elevation and upgraded gas central heating boiler.

The nature of the accommodation would suit extended or growing families particularly making use of its three storey layout, making it ideal for those with teenagers making use of the top floor accommodation.

As well as the internal space the property occupies an attractive landscaped, established, plot set back behind a walled frontage with a central pathway bordered by lawned gardens, well stocked perimeter borders with a range of well maintained trees and shrubs, a useful lean to greenhouse and brick built potting shed. To the rear of the property is an enclosed courtyard garden which is landscaped for relatively low maintenance living, enclosed in the main by brick walls, having soft fruit cages and inset borders. The hard standing area provides potential additional off road car standing accessed off Moor Lane at the rear, having covered car port and adjacent workshops which provide excellent storage space or, subject to consent, possible use as an outside office, games room or gym.

Overall this is a rare opportunity to purchase an individual home within walking distance of

the heart of the town with viewing coming 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.

AN ATTRACTIVE PERIOD STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

14' x 6' (4.27m x 1.83m)

A pleasant initial entrance vestibule having a spindle balustrade staircase rising to the first floor, attractive quarry tiled floor, initial inset bristle mat, deep skirtings and architraves, coved ceiling and further doors leading to:

### **DRAWING ROOM**

14' x 12'8" (4.27m x 3.86m)

An attractive dual aspect reception having sealed unit double glazed sash window to the front and stained glass window at the rear. The focal point to the room is a feature fireplace with stone hearth, inset gas flame coal effect fire, tiled surround and timber mantel. In addition the room having a corniced ceiling, exposed stripped wood flooring and deep skirtings.

### **SITTING ROOM**

14'8" x 14' (4.47m x 4.27m)

A further attractive, versatile, reception benefitting from a dual aspect with a double glazed sash window to the front and part stained glass window to the side. The focal point to the room is a chimney breast with slate hearth, inset electric flame coal effect fire, tiled surround and timber mantel (chimney has been capped). In addition the room having deep skirtings and a coved ceiling.

### **DINING ROOM**

20' x 12' (6.10m x 3.66m)

A versatile reception ideal as formal dining lying adjacent to the kitchen, having an attractive beamed ceiling, exposed brick chimney breast with inset timbers, quarry tiled floor, double glazed windows to two elevations, exterior door into the rear garden, a door giving access to a secondary staircase rising to the second floor, a further door giving access to steps descending down into :-

### **CELLAR**

11'11" x 9'1" (3.63m x 2.77m)

Accessed from the dining room via steps leading down, having a ceiling height of approximately 5'10" and power and light, providing a useful storage area.

## **KITCHEN**

9'5" x 10'9" (2.87m x 3.28m)

Appointed with a generous range of contemporary gloss fronted wall, base and drawer units with brush metal fittings and two runs of laminate granite effect preparation surfaces, one with inset sink and drainer unit with chrome mixer tap, water softener and tiled splash backs; integrated appliances including Bosch induction hob with double oven beneath, microwave and dishwasher; inset downlighters to the ceiling, quarry tiled floor, double glazed windows to two elevations and a further door giving access through into:

## **PANTRY/UTILITY CUPBOARD**

4'9" x 3'2" (1.45m x 0.97m)

Having integrated shelving, continuation of the quarry tiled floor and space for a fridge and freezer.

Returning to the dining room a further door leads through into:

## **UTILITY ROOM**

17'7" x 6'10" (5.36m x 2.08m)

A well proportioned space providing an excellent laundry room having an initial area fitted with a good range of built in storage cupboards, pitched ceiling with inset skylight and quarry tiled floor. This space opens out into the utility area which provides further wall and base units, having laminate work surface, plumbing for washing machine, space for further free standing appliances, further base unit with inset sink and drainer unit and space for further free standing appliance, wall mounted Worcester Bosch gas central heating boiler, tiled floor, double glazed window and a further door leading through into:

## **GROUND FLOOR SHOWER ROOM**

7'6" x 4' (2.29m x 1.22m)

Having a double width shower enclosure with wall mounted electric shower, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; fully tiled walls, chrome towel radiator and double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO:

## **SPLIT LEVEL FIRST FLOOR LANDING**

Having deep skirtings and architraves, further spindle balustrade staircase rising to the second floor landing, double glazed sash window to the front with an attractive view looking down the front garden and further doors, in turn, leading to:

## **BEDROOM 1**

13'11" x 13'11" (4.24m x 4.24m)

A well proportioned double bedroom having a pleasant aspect to the front, chimney breast with alcoves to the side, a run of built in wardrobes, deep skirtings and double glazed sash window.

## **BEDROOM 2**

13'8" x 12'7" (4.17m x 3.84m)

A well proportioned double bedroom currently utilised as a first floor office/studio having coved ceiling, exposed beams and double glazed sash window to the front.

Returning to the initial half landing an open doorway leads through into:

## **INNER LANDING**

12' x 5'6" max (3.66m x 1.68m max)

Having a part pitched ceiling, double glazed window to the side and further doors leading to:

## **BEDROOM 3/1ST FLOOR RECEPTION**

14' x 12'2" (4.27m x 3.71m)

A versatile room which would make an ideal home office with a pleasant dual aspect having double glazed windows to the side and rear and a secondary staircase descending down to the dining room. The room having built in storage cupboard, alcove to the side and deep skirtings.

## **SHOWER ROOM**

10'5" x 5'9" (3.18m x 1.75m)

Having a modern suite comprising double length shower enclosure with initial drying area, wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin; tiled splash backs and floor, contemporary towel radiator, attractive pitched ceiling with exposed purlins and central beam and double glazed window.

RETURNING TO THE INITIAL SPLIT LEVEL LANDING A FURTHER STAIRCASE WITH HALF LANDING AND ACCESS TO UNDER EAVES STORAGE RISES TO:

## **SECOND FLOOR LANDING**

Having a double glazed sash window to the front with an aspect into the garden, access to loft space above and further cottage latch doors leading to:

## **BEDROOM 4**

12'6" x 13'7" (3.81m x 4.14m)

A well proportioned double bedroom benefitting from ensuite facilities, having a dual aspect with double glazed sash window to the front and a further double glazed window at the rear affording elevated views.

## **ENSUITE BATHROOM**

6' x 4'5" (1.83m x 1.35m)

Having a suite comprising panelled bath with chrome mixer tap with integral shower handset and further wall mounted electric shower over, close coupled WC and washbasin; tiled splash backs and floor and double glazed window.

## BEDROOM 5

13'11" x 12'11" (4.24m x 3.94m)

A double bedroom having pleasant elevated views with a double glazed sash window to the front and a further double glazed window at the rear; built in wardrobes with central vanity area and low level cupboards.

## EXTERIOR

The property occupies a fantastic central town location, set back behind a walled frontage with central wrought iron pedestrian gate leading onto a flagged pathway which bisects the front garden and leads to the handsome double fronted facade of the house. The front garden is a generous size, benefits from a southerly aspect and is well stocked with an abundance of mature trees and shrubs, having perimeter borders, further paved seating areas and an ornamental pond. To the westerly side of the property is a lean to greenhouse which would make an ideal potting shed or additional storage space. To the easterly side of the property a door gives access into a useful small brick store/workshop and, in turn, an enclosed rear courtyard style garden which has been landscaped for relatively low maintenance living, having a large paved terrace and an enclosed "soft fruit cage" and is bordered by brick walls, providing a secure outdoor space. At the foot of the rear garden is a brick and pantiled outbuilding. Accessed off Moor Lane a shared driveway leads, in turn, to the brick outbuilding of the property with a central electric roller door leading to a covered car port providing off road car standing with additional potential parking in the courtyard area.

## STUDY/WORKSHOP SPACE

11' x 6'8" (3.35m x 2.03m)

Having power and light and cold water supply and UPVC double glazed window to the side.

## STUDIO/WORKSHOP SPACE

17'1" x 11'3" (5.21m x 3.43m)

This provides a useful office/workshop, or just simply fantastic storage room. Subject to any consent it could also potentially provide outdoor office space. Having power and light and a window through into the car port.

There is currently a fixed model railway setup within this room and although the rolling stock etc will be removed, the structure will remain.

## 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).

We understand from the vendor, the garage / parking to the rear is accessed off a shared

driveway leading off Moore Lane, with the property having rights of way and potential shared responsibility for maintenance contributions. Note:- There is no parking for the property on this shared area of the drive.

We understand there is a current planning application on the opposite side of the road (No.1) for a mixed use scheme, we don't believe this to be detrimental to the property but clients may want to familiarise themselves with the proposal which can be found under ref:- 25/01820/FUL on RBS planning portal.

The property lies within the town conservation area.

## 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:-

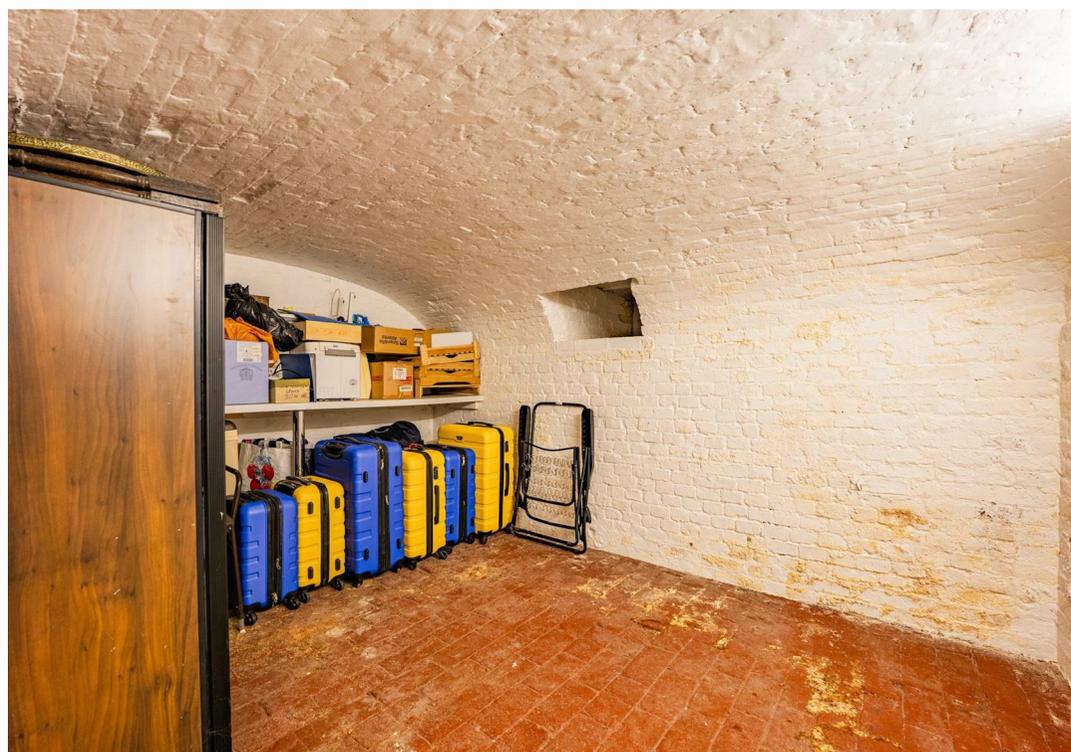
<https://reports.ofsted.gov.uk/>

Planning applications:-

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

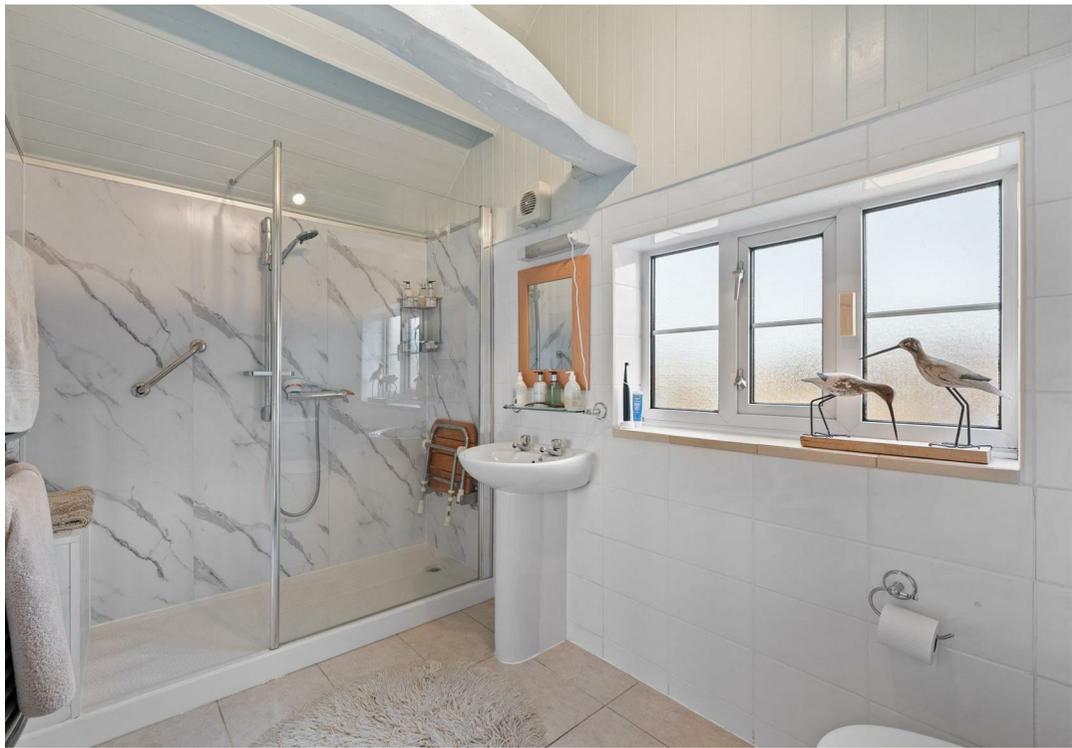


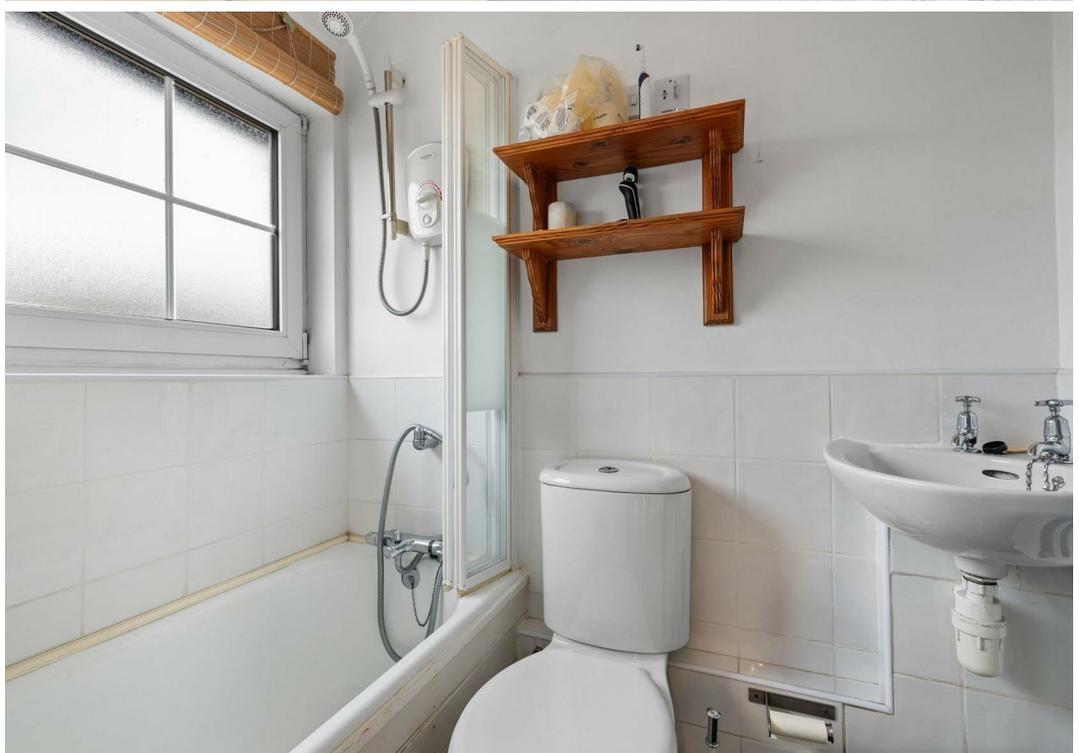






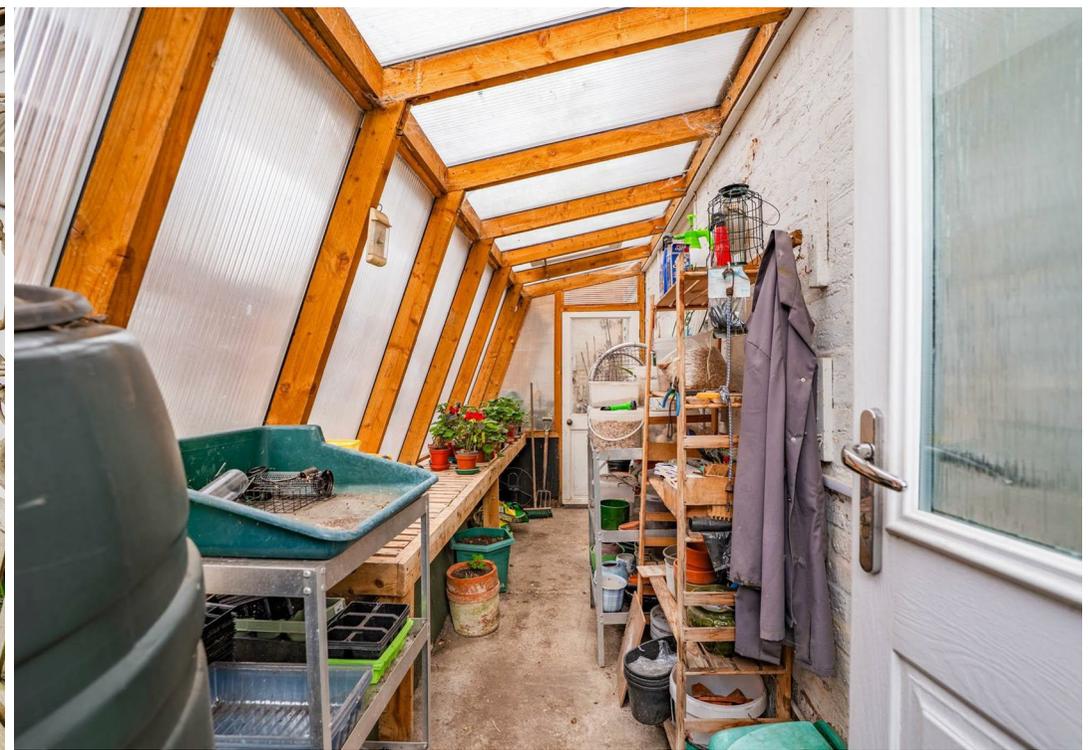


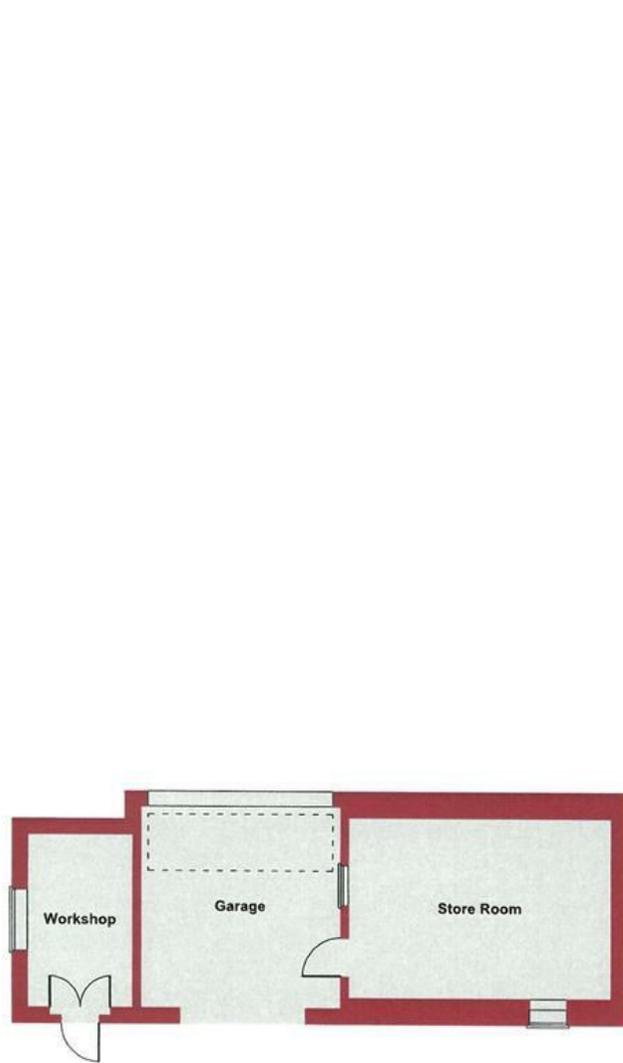












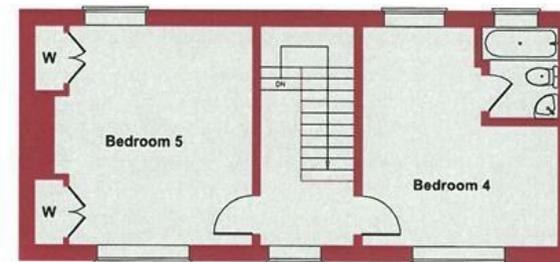
**GARAGE/WORKSHOP/STORE**



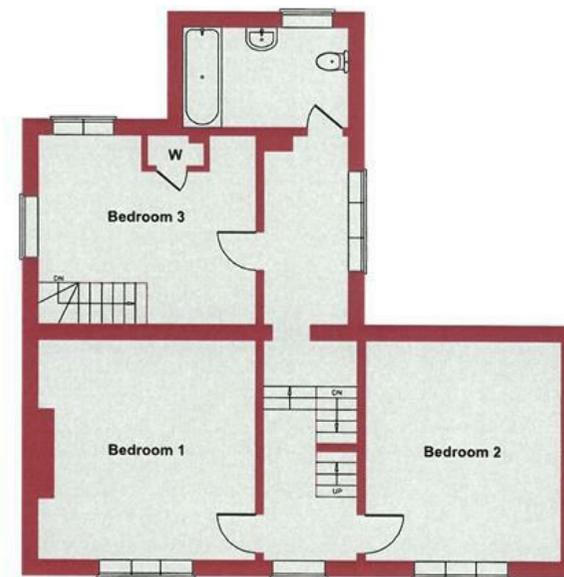
**GROUND FLOOR**

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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**SECOND FLOOR**



**FIRST FLOOR**





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		
	62	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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Surveyors, Estate Agents, Valuers, Auctioneers