



**4 Holly Close, Bingham, Nottinghamshire,
NG13 8UE**

Chain Free £305,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Spacious Main Reception
- Updated Bathroom & Kitchen
- Ample Parking & Garage
- Ideal Downsize
- 3 Bedrooms
- Conservatory At Rear
- Established Level Plot
- No Upward Chain
- Viewing Highly Recommended

An excellent opportunity to purchase a relatively modern detached bungalow tucked away in an small cul-de-sac setting shared with a handful of other similar dwellings, positioned within close proximity of a local bus stop and ease of access into the centre of the town and its wealth of amenities.

This excellent single storey home has seen a general programme of modernisation over the years with an updated kitchen and bathroom and benefits from gas central heating and UPVC double glazing. The property extends to approximately 765 sq.ft. with the addition of a useful conservatory at the rear.

The accommodation comprises an initial entrance hall which leads through into a particularly well proportioned open plan reception, large enough to accommodate both a living and dining area, which links through into a modern fitted kitchen. From a central hallway there are three bedrooms, a conservatory and bathroom.

As well as the internal accommodation the property occupies a relatively manageable, low maintenance plot set back behind an open plan frontage with a tandem driveway to the side that provides off road car standing for several vehicles and, in turn, leads to a detached garage at the rear. The rear garden is enclosed with a central lawn, paved terrace and established borders.

The property is offered to the market with no upward, 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.

A UPVC WOOD GRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

8' max into cupboard x 2'11" (2.44m max into cupboard x 0.89m)

An initial enclosed entrance hall having a built in storage cupboard and, in turn, a further glazed engineered oak door leading into:

LIVING/DINING ROOM

22'10" x 12'3" (6.96m x 3.73m)

A particularly well proportioned open plan reception large enough to accommodate both a living and dining space; having a double glazed box bay window looking into the Close at the front and further glazed oak internal doors leading, in turn, through into:

KITCHEN

13'11" max into alcove x 7'11" (4.24m max into alcove x 2.41m)

Tastefully appointed, benefitting from a modern range of wall, base and drawer units with chrome door furniture and a U shaped configuration of granite effect laminate preparation surfaces with inset sink and drain unit with tiled splash backs; integrated appliances including Hotpoint double oven and Lamona four ring stainless steel finish gas hob with concealed extractor hood over; plumbing for washing machine and space for free standing fridge freezer; built in larder cupboard which also houses the Worcester Bosch gas central heating boiler; double glazed window and exterior door to the side.

INNER HALLWAY

4'9" x 4'8" max (1.45m x 1.42m max)

Having access to loft space above and engineered oak doors leading to:

BEDROOM 1

12'9" (excluding wardrobes) x 9'8" (3.89m (excluding wardrobes) x 2.95m)

A well proportioned double bedroom which benefits from built in wardrobes but also gives access into a conservatory at the rear.

CONSERVATORY

15'5" x 6'6" (4.70m x 1.98m)

A versatile room adding an additional reception space having double glazed side panels, pitched polycarbonate roof, opening top lights and double glazed French door leading into the garden.

BEDROOM 2

10'4" x 7' (3.15m x 2.13m)

Having an aspect to the rear with a double glazed window and space for free standing furniture.

BEDROOM 3

9'8" x 7'10" into cupboards (2.95m x 2.39m into cupboards)

A versatile third bedroom that alternatively would make an ideal dressing room or study, having built in shelved cupboards and double glazed window.

BATHROOM

5'8" x 7' (1.73m x 2.13m)

Having a three piece white suite comprising panelled bath with chrome mixer tap and wall mounted shower mixer with independent handset over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a pleasant position tucked away within a small cul-de-sac setting shared with a handful of other similar dwellings and occupying a level, relatively low maintenance plot with a stone chipping frontage with inset shrubs and adjacent tarmac driveway which continues through double gates at the side and, in turn, further parking and garage at the rear. The rear garden is enclosed by brick walls and feather edged board fencing, having central lawn and perimeter paved seating areas with established borders. To the foot of the driveway is a detached garage.

GARAGE

20'6" x 8'11" (6.25m x 2.72m)

A detached brick built garage with up and over door, power and light and courtesy door and window to the side.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

TENURE

Freehold

ADDITIONAL NOTES

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

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:-

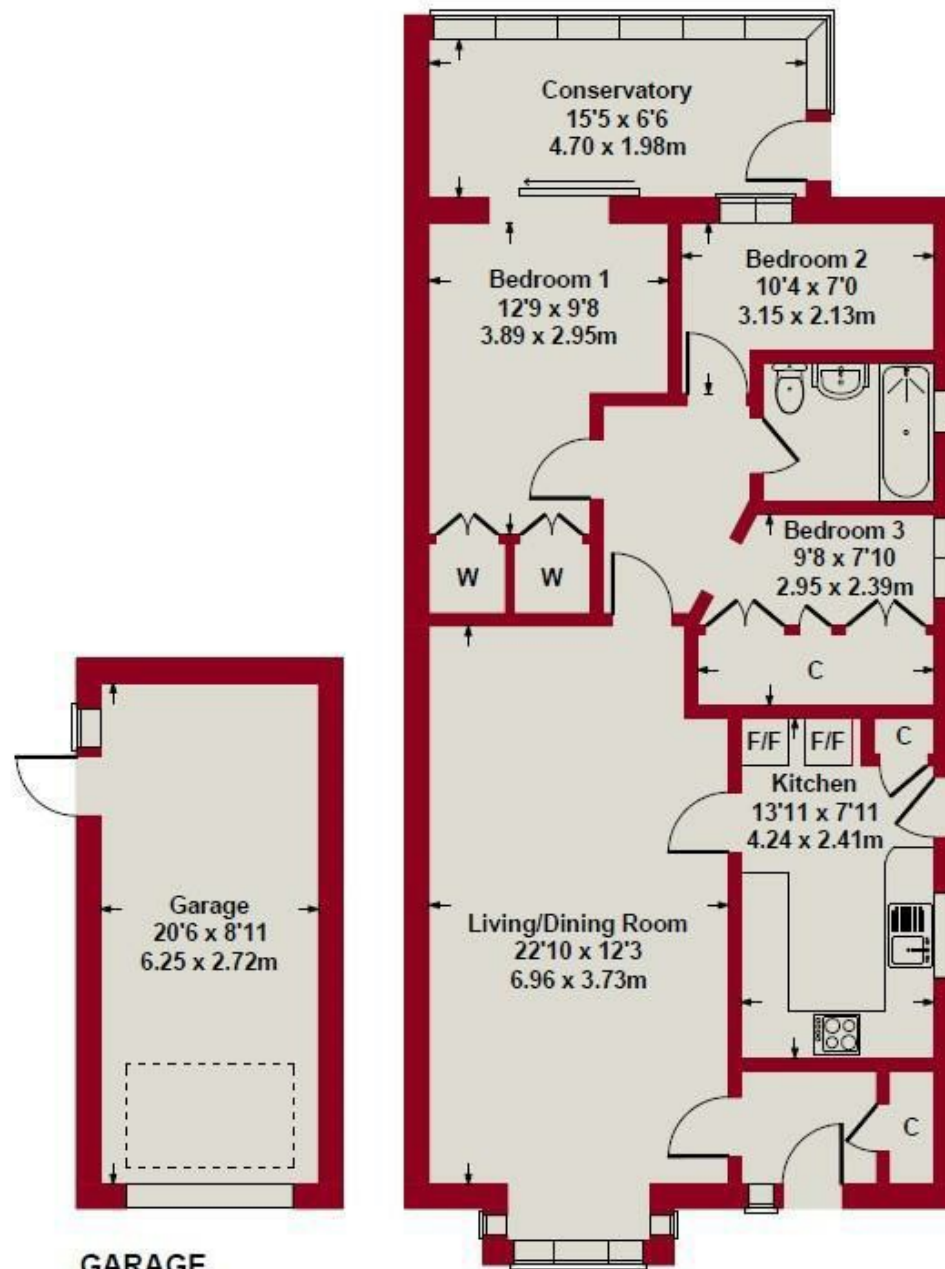
<https://www.gov.uk/search-register-planning-decisions>











GARAGE

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		
	70	79
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		
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.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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