



**Seymour Cottage 16 Church Street, Bingham,
Nottinghamshire, NG13 8AL**

No Chain £445,000

Tel: 01949 836678

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

- Charming Detached Period Cottage
- Gated Driveway
- 3 Reception Areas
- Ensuite & Main Bathroom
- Within Walking Distance Of Local Amenities
- Deceptive Corner Plot
- Southerly Rear Aspect
- 2 Double Bedrooms
- Wealth Of Character & Features
- No Upward Chain

We have pleasure in offering to the market this truly individual detached, period cottage, conveniently located in the heart of the conservation area of the town with a wonderful aspect across to the pretty St Marys & All Saints Church.

The property occupies a wonderful corner plot with a directly south facing aspect and is deceptive in size, being generous by modern standards and provides a secluded, enclosed, outdoor space which wouldn't necessarily be expected at the heart of the town. To the westerly side of the property is a gated driveway providing off road car standing.

The cottage itself offers a delightful double fronted facade behind which lies a versatile level of internal accommodation which, to the ground floor, provides three main reception areas including the addition of a conservatory to the easterly side providing a versatile space ideal as a sitting room or formal dining. The kitchen is tastefully appointed having been thoughtfully upgraded with modern but traditional Shaker style units, integrated appliances, quartz preparation surfaces and an aspect out into the rear garden. A well appointed ground floor bathroom is located off an inner hallway; a spiral staircase rises to the first floor where there are two double bedrooms, one of which benefits from ensuite facilities.

The property offers a wealth of character and features in a wonderful setting 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 TRADITIONAL STYLE OAK ENTRANCE DOOR WITH LEADED GLAZED LIGHT LEADS THROUGH INTO:

INITIAL DINING ROOM

14' x 13'7" (4.27m x 4.14m)

A versatile reception currently utilised as formal dining having attractive heavily beamed ceiling, chimney breast with herringbone brick hearth, timber mantel over and alcoves to the side, wood effect laminate flooring and further doors leading to:

STUDY AREA

9' x 7'2" (2.74m x 2.18m)

A useful space that links through into the conservatory and is large enough to accommodate a pleasant study area with an aspect across to the church and the garden at the rear. The room having vaulted ceiling, exposed internal brickwork and multi paned windows to the front and rear.

Steps lead up through an open doorway into:

CONSERVATORY

14'11" max x 13'9" max (4.55m max x 4.19m max)

A useful addition to the property providing a pleasant light and airy reception space ideal as an additional sitting room; having exposed brickwork, stone throwls, quarry tiled floor, pitched clear glass roof, multi paned windows to all sides and French doors leading out into the garden.

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

SITTING ROOM

14' x 15'5" (4.27m x 4.70m)

A further well proportioned, light and airy reception benefitting from a dual aspect with secondary double glazed windows to both the front and side and heavily beamed ceiling; the focal point to the room being exposed brick chimney breast with raised brick hearth, inset grate and alcoves to the side and oak effect laminate flooring.

A further multi paned door leads through into:

INNER HALLWAY

6'10" approx x 6'6" (2.08m approx x 1.98m)

Having spiral staircase rising to the first floor landing, tiled floor and an open doorway leading into:

KITCHEN

10'11" x 9'6" (3.33m x 2.90m)

Tastefully appointed having been modernised with a generous range of Shaker style wall, base and drawer units finished in heritage style colours with brush metal fittings; U shaped configuration of granite preparation surfaces with undermounted Villeroy Bosch sink with chrome swan neck mixer tap and granite upstands; integrated appliances including single fan assisted oven, Bosch four ring gas hob, microwave, under counter fridge and freezer and pull out recycling drawer; continuation of the tiled floor, beamed ceiling, multi paned window with a southerly aspect and stable door leading out into the rear garden.

Returning to the inner hallway a further cottage latch door leads through into:

GROUND FLOOR BATHROOM

7'11" x 6'8" (2.41m x 2.03m)

Having a contemporary three piece suite comprising tiled panelled bath with wall mounted mixer tap with independent shower handset and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator, beamed ceiling and multi paned window to the rear.

RETURNING TO THE INNER HALLWAY A BALUSTRADED SPIRAL STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having beamed ceiling, multi paned window overlooking the rear garden and further cottage latch doors, in turn, leading to:

BEDROOM 1

14' x 11'6" (4.27m x 3.51m)

A well proportioned double bedroom benefitting from ensuite facilities; aspect to the front, access to loft space above, useful built in cupboard which also houses the hot water cylinder and a further cottage latch door leading to:

ENSUITE SHOWER ROOM

8'7" max x 3'8" (2.62m max x 1.12m)

Having a suite comprising shower enclosure with wall mounted shower mixer and bifold door, vanity area with WC with concealed cistern and vanity surface over with inset washbasin with chrome mixer tap and tiled splash backs; column radiator and window to the side.

BEDROOM 2

12'6" max x 13'11" (3.81m max x 4.24m)

A well proportioned double bedroom having a pleasant dual aspect with multi paned windows to the front and side with views across to the church; the room having chimney breast with built in wardrobes to the side, period cast iron feature fire surround and mantel and wood effect laminate floor.

EXTERIOR

The property occupies a delightful location on an established and deceptive plot, positioned within a short walking distance of the heart of the town with its wealth of amenities. The property benefits from a wonderful setting in a conservation area overlooking the church, providing a fantastic backdrop.

The property fronts the lane but to the rear is a well proportioned south facing garden with a gated block set driveway to the side and a mainly lawned garden at the rear; having established borders and enclosed in the main by brick walls. The lawned area opens out into a further pea gravelled seating area and paved terrace that links back into the conservatory. The garden encompasses a useful timber storage shed and having established borders well stocked with trees and shrubs. To the rear of the property is a period brick and pantiled outbuilding.

OUTBUILDING

14' x 5' approx (4.27m x 1.52m approx)

Currently providing a useful utility space having a generous run of work surfaces, fitted base unit with stainless steel sink and drain unit, plumbing for washing machine, space for further free standing appliances and dual aspect with windows to two elevations.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

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).

The property is within the Bingham 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>







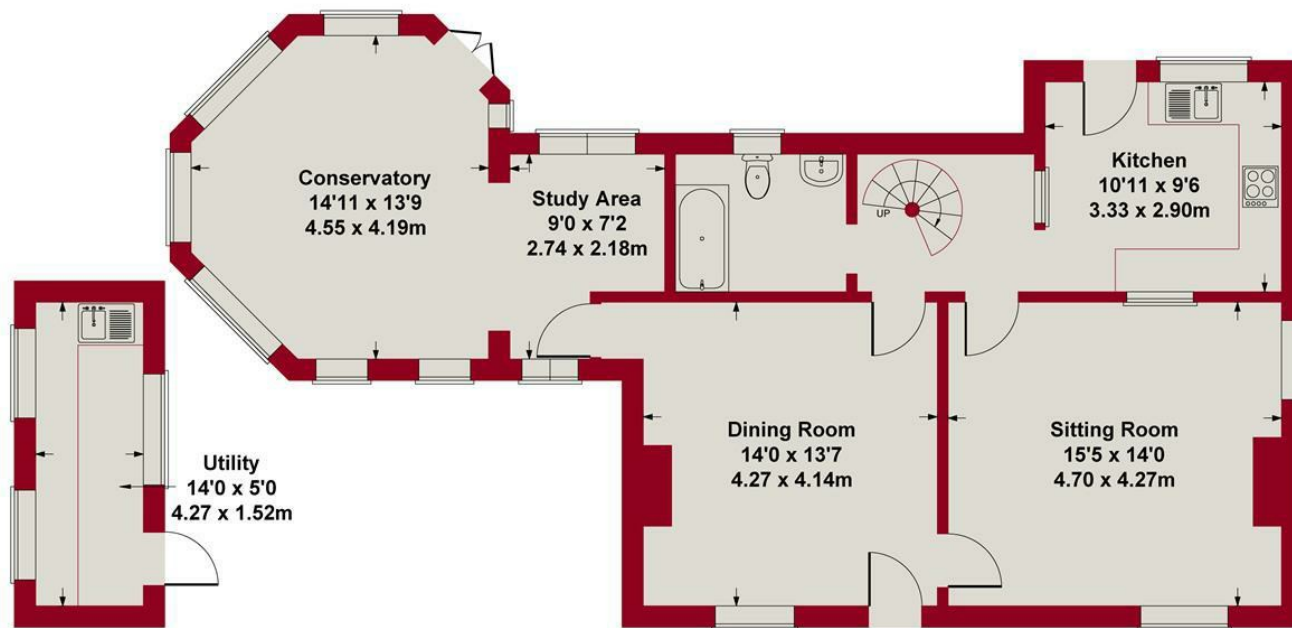






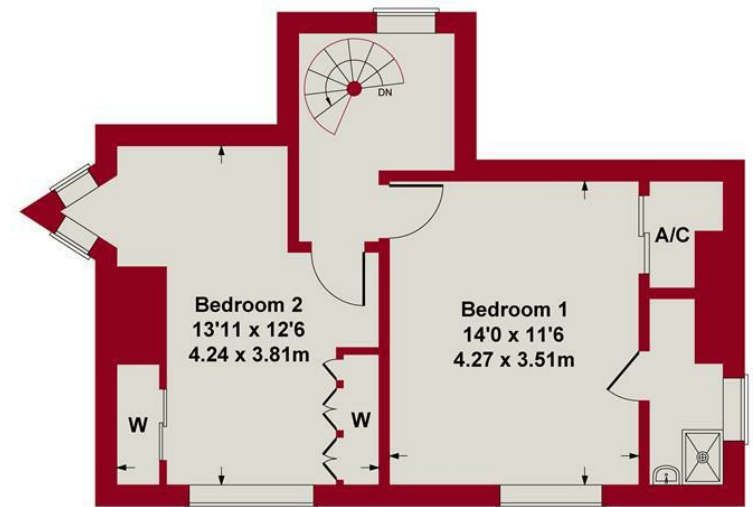






OUTBUILDING

GROUND FLOOR

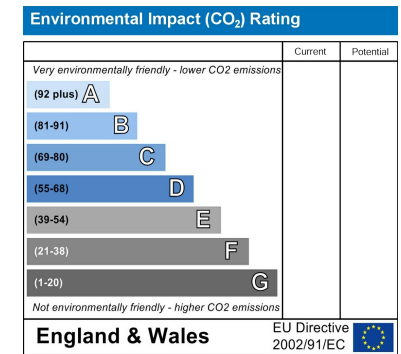
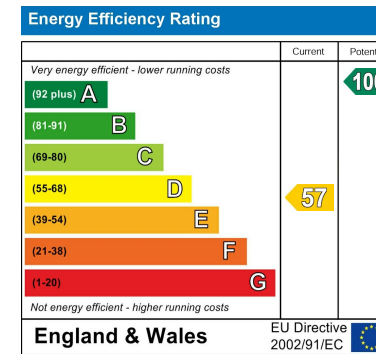


FIRST FLOOR

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



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