



8 Celandine Gardens, Bingham,
Nottinghamshire, NG13 8UQ

£425,000
Tel: 01949 836678

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

We have pleasure in offering to the market this tastefully presented detached home located within a small cul de sac setting in this popular established development.

Over recent years the property has seen a general programme of modernisation and benefits from UPVC double glazing, gas central heating, modern fitted kitchen, bathroom and ensuite as well as relatively neutral decoration throughout.

The accommodation comprises entrance hall, two reception areas including sitting room with attractive walk-in bay window which links through into the dining area of the kitchen with utility and ground floor cloakroom.

To the first floor leading off a central galleried landing there are four bedrooms, the master benefitting from ensuite shower room, all the bedrooms having fitted furniture and there is a main family bathroom.

The property occupies an attractive landscaped corner plot, tucked away within this small cul de sac, having open plan frontage, double width driveway and garage with pleasant established garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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 OPEN FRONTED STORM PORCH WITH GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

13'3 max x 6'7 (4.04m max x 2.01m)

Having wood effect flooring, central heating radiator, turning staircase rising to the first floor and doors to:



SITTING ROOM

19'0 into bay x 10'6 (5.79m into bay x 3.20m)

A well proportioned light and airy reception having walk-in double glazed bay window to the front, chimney breast with wall mounted feature fire, coved ceiling, two central heating radiators and double width open doorway leading through into:



DINING ROOM

10'11 x 8'9 (3.33m x 2.67m)

Having access out into the rear garden, coved ceiling, central heating radiator, UPVC double glazed sliding patio door and a large open doorway leading through into:



KITCHEN

12'8 max x 11'0 (3.86m max x 3.35m)

Appointed with a generous range of modern wall, base and drawer units, under unit lighting, two runs of Corien square edge preparation surfaces one with inset Blanco resin one and a third bowl sink and drainer unit, tiled splashbacks. Integrated appliances include Smeg ceramic hob with Corien splashback and brushed metal and glass chimney hood over, Smeg twin ovens with warming drawer beneath, integral dishwasher and fridge freezer, continuation of the wood effect flooring, contemporary column radiator, UPVC double glazed window to the front and door to:



UTILITY ROOM

6'8 x 5'5 (2.03m x 1.65m)

Having fitted wall and larder unit, rolled edge work surface, space and plumbing for washing machine, wall mounted gas central heating boiler, central heating radiator, continuation of the wood effect flooring, extractor and double glazed exterior door. A further door leads through into:

CLOAKROOM

5'6 x 2'10 (1.68m x 0.86m)

Having close coupled wc, wall mounted wash basin, continuation of the wood effect flooring, towel radiator and UPVC double glazed window to the side.

FROM THE ENTRANCE HALL A TURNING STAIRCASE RISES TO THE FIRST FLOOR:

GALLERIED LANDING

16'5 x 6'4 (5.00m x 1.93m)

Having built in airing cupboard, access to loft space, central heating radiator, UPVC double glazed window to the side.

BEDROOM 1

14'10 x 12'4 excl w'robe (4.52m x 3.76m excl w'robe)

A well proportioned double bedroom having pleasant aspect into the close at the front, a run of built in full height wardrobes with complementing dressing and side tables and integral drawer units, central heating radiator, UPVC double glazed window and door to:



ENSUITE SHOWER ROOM

9'0 max x 5'5 (2.74m max x 1.65m)

Having shower enclosure with glass screen and wall mounted shower mixer, close coupled wc, pedestal wash basin, fully tiled walls and floor, chrome towel radiator, inset downlighters to the ceiling and UPVC double glazed window to the side.



BEDROOM 2

10'4 x 9'7 excl w'robe (3.15m x 2.92m excl w'robe)

A further double bedroom having pleasant aspect into the rear garden, built in wardrobes, central heating radiator and UPVC double glazed window.



BEDROOM 3

11'6 x 9'8 (3.51m x 2.95m)

A further double bedroom having aspect to the front, built in wardrobes, central heating radiator and UPVC double glazed window.



BEDROOM 4

7'3 x 7'0 excl w'robe (2.21m x 2.13m excl w'robe)

Currently utilised as a home office, alternatively would make an excellent dressing room, nursery or single

bedroom, having built in wardrobes, central heating radiator and UPVC double glazed window to the rear.



BATHROOM

6'10 x 6'8 (2.08m x 2.03m)

Appointed with panelled bath with chrome mixer tap, integral shower handset and glass screen, close coupled wc, pedestal wash basin, tiled splashbacks and floor, chrome towel radiator, shaver point, inset downlighters to the ceiling and UPVC double glazed window to the rear.



EXTERIOR

The property occupies a delightful position tucked away in the corner of this small cul de sac setting, occupying a pleasant landscaped plot with generous open plan frontage, double width driveway and:

INTEGRAL GARAGE

Having roller shutter door, power and light.

Adjacent to the driveway is a mainly lawned garden with well stocked perimeter borders with established shrubs. A timber courtesy gate gives access into the rear garden.



REAR GARDEN

Relatively generous by modern standards with large paved terrace, central lawn, established borders well stocked with mature trees and shrubs, all enclosed by timber fencing.



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E.

TENURE

Freehold

ADDITIONAL NOTES

We understand the property is on mains gas, drainage and water (information taken from Energy performance certificate and/or vendor).

Photo's are from the summer months.

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:-

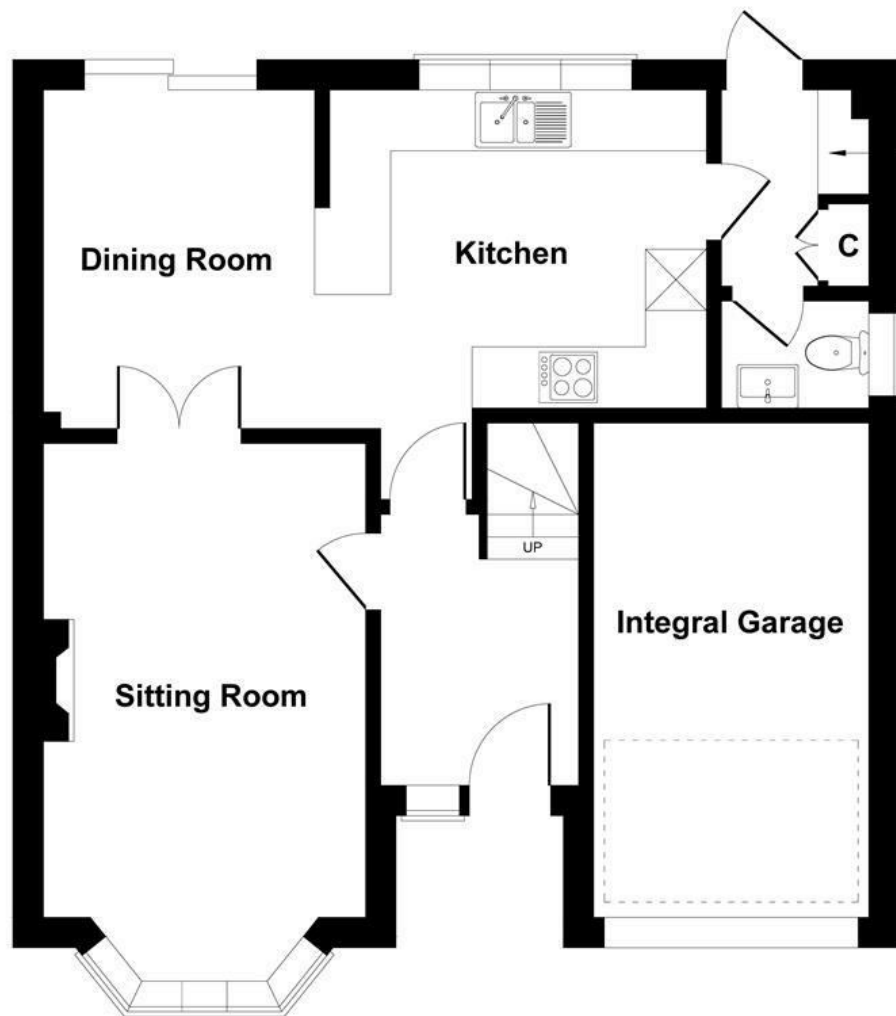
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

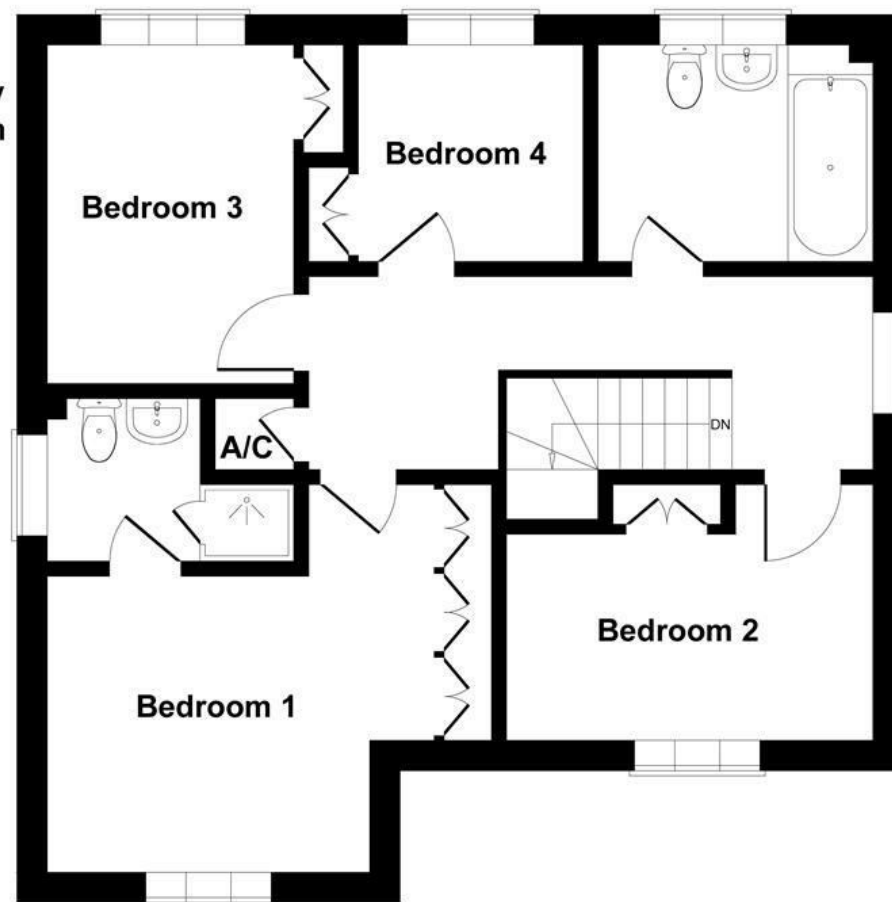
<https://reports.ofsted.gov.uk/>

Planning applications:-

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



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

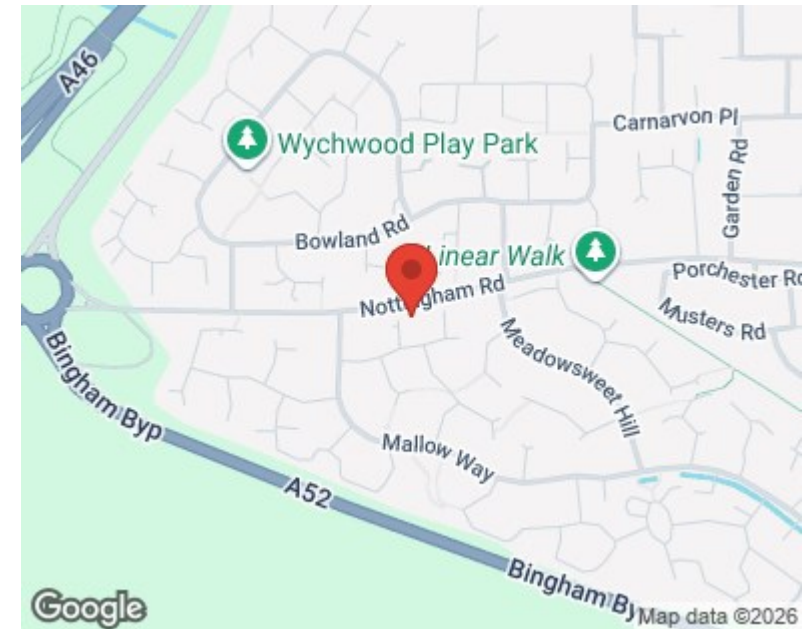
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
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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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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