



19 Widnall Drive, Bingham, Nottinghamshire,  
NG13 7AR

£337,500

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Detached Home
- Contemporary Fixtures & Fittings
- Open Plan Dining Kitchen
- Well Thought Out Principle Bedroom
- Edge Of Development Location
- Completed By David Wilson Homes Around 2020
- 3 Bedrooms
- Utility & Ground Floor Cloak Room
- Dressing Room & Ensuite
- Ample Parking & Garage

An excellent opportunity to purchase this detached contemporary home completed by David Wilson Homes around 2020 to their attractive Derwent design. The property offers a versatile level of accommodation which includes a spacious living room with attractive walk in box bay window to the front that links through into an open plan, light and airy, dining kitchen with walk in box bay window to the southerly aspect and French doors into the rear garden. Leading off the kitchen is a useful utility room and ground floor cloak room. To the first floor there are three bedrooms, including a particularly well thought out principle room having a walk through dressing area and ensuite suite facilities, and a separate main bathroom.

The property is tastefully presented throughout having relatively neutral decoration and contemporary fixtures and fittings and is located on the outskirts of the development with a good level of off road parking to the front, integral garage and a landscaped, enclosed, southerly facing garden to the rear with a large paved terrace and central lawn all enclosed by feather edged board fencing.

Viewing comes 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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

Having staircase rising to the first floor landing, cloaks hanging space and a further door leading through into:

### SITTING ROOM

13'11" (15'11" into bay) x 10' (4.24m (4.85m into bay) x 3.05m)

A well proportioned L shaped reception having an attractive walk in double glazed bay window to the front, useful alcove giving access to an under stairs storage cupboard and a further door leading through into:

### OPEN PLAN DINING KITCHEN

17' x 8'4" (10'11" max into bay) (5.18m x 2.54m (3.33m max into bay))

A light and airy, well proportioned room benefitting from a southerly aspect, comprising an initial reception area ideal for formal dining having an attractive walk in double glazed bay window to the rear with French doors leading out into the garden. This area, in turn, leads into an open plan kitchen fitted with a generous range of contemporary gloss fronted wall, base and drawer units with a U shaped configuration of laminate preparation surfaces and inset stainless steel sink and drain unit with mixer tap and double glazed window behind overlooking the garden; integrated appliances include gas hob with chimney hood over, integrated Zanussi oven, fridge and freezer; under unit lighting.

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

### UTILITY ROOM

4'11" x 5'2" (1.50m x 1.57m)

Having fitted wall and base units which complement the main kitchen, one of which houses the Ideal gas central heating boiler; preparation surface with plumbing and space for washing machine beneath and double glazed window to the rear.

A further door leads through into:

### GROUND FLOOR CLOAK ROOM

5'2" x 2'11" (1.57m x 0.89m)

Having a contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE WITH ENGINEERED OAK BALUSTRADE RISES TO:

### FIRST FLOOR LANDING

Having access to loft space above and in turn further doors leading to:

### BEDROOM 1

11'11" x 9' (3.63m x 2.74m)

A well proportioned double bedroom which in total offers around 170 sq.ft. of floor area comprising a double bedroom and walk through dressing area with ensuite facilities off. The room offers a pleasant aspect across to a green area to the front and an open doorway leading through into:

### WALK THROUGH DRESSING ROOM

6'11" x 5'9" (including wardrobes) (2.11m x 1.75m (including wardrobes))

Having a run of fitted wardrobes with mirrored door fronts and brushed metal door furniture, inset downlighters to the ceiling, double glazed window overlooking the rear garden and a further door leading through into:

### **ENSUITE SHOWER ROOM**

6'10" x 3'10" (2.08m x 1.17m)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted Mira electric shower, close coupled WC and pedestal washbasin and double glazed window to the rear.

### **BEDROOM 2**

11'10" x 10' (excluding wardrobes) (3.61m x 3.05m (excluding wardrobes))

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

### **BEDROOM 3**

10'10" x 6' (3.30m x 1.83m)

Currently utilised as a dressing room but makes a further single bedroom or first floor office, having double glazed window with a southerly aspect into the rear garden.

### **MAIN BATHROOM**

6'3" x 6'5" (1.91m x 1.96m)

Having a three piece contemporary white suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; double glazed window to the rear.

### **EXTERIOR**

The property occupies a pleasant location on the outskirts of the development, set back behind an open plan frontage with a double width driveway having stone chipping borders and established hedging. The driveway in turn leads to the integral garage.

### **GARAGE**

16'9" x 8'9" max (8'2" min) (5.11m x 2.67m max (2.49m min))

Having up and over door, power and light.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band C

### **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).

We are advised that the annual management / service charge for maintenance of the communal areas of the development is £112.92.

### **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:-

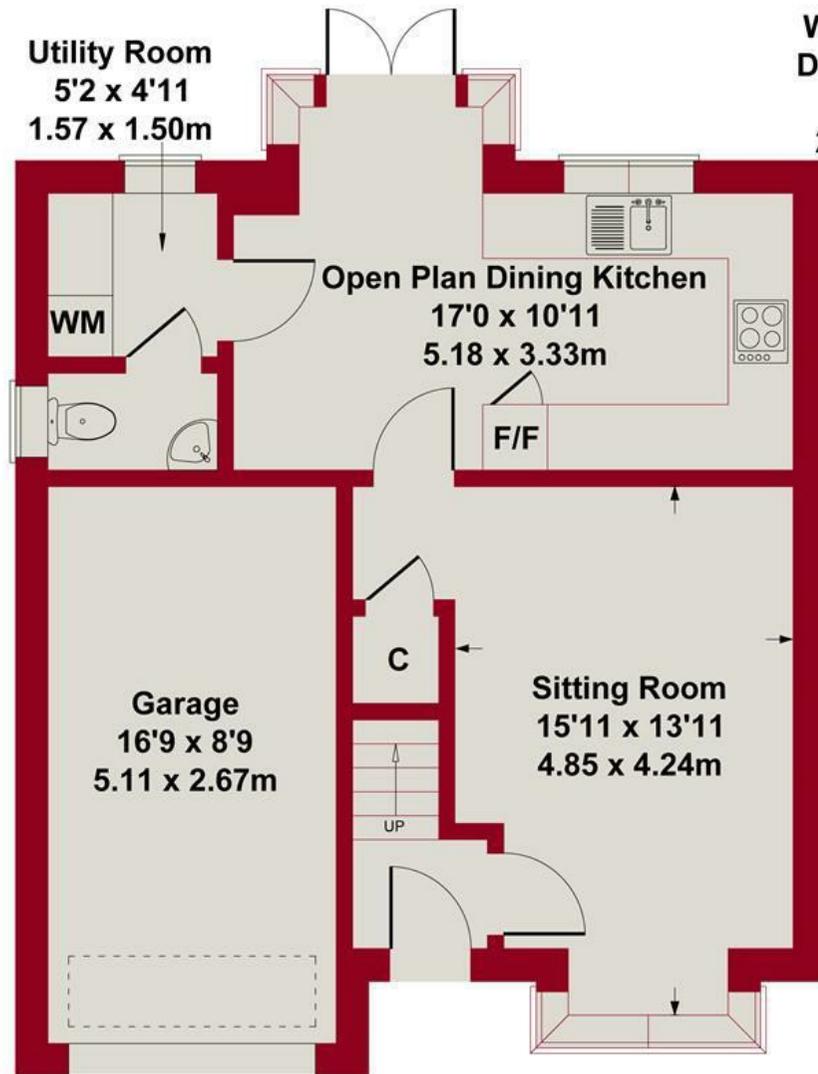
<https://www.gov.uk/search-register-planning-decisions>





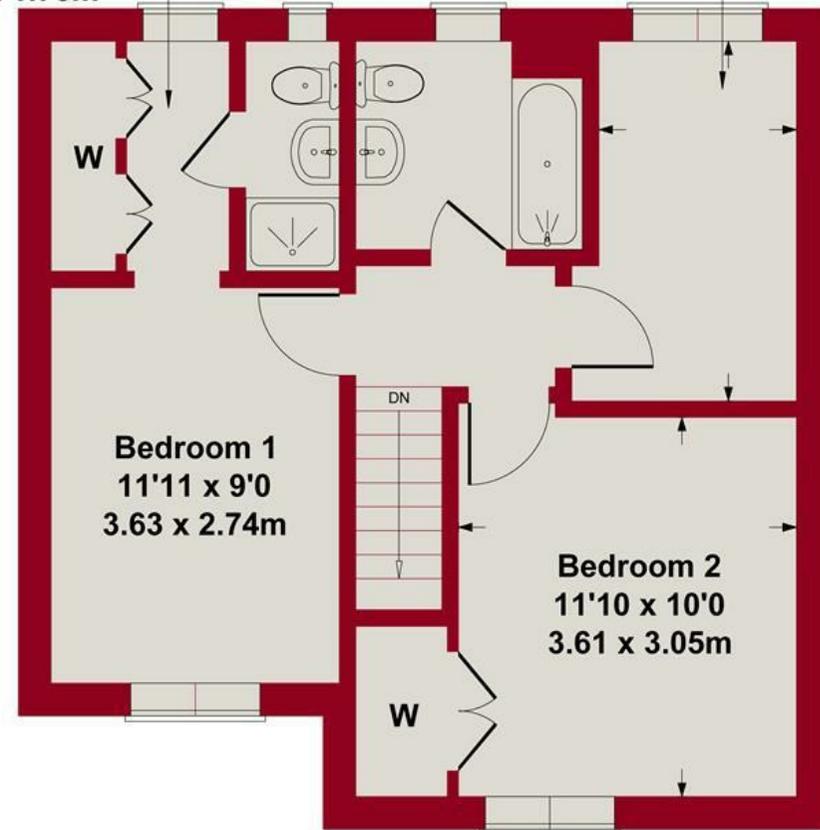






**GROUND FLOOR**

**Walk Through  
Dressing Room**  
6'11 x 5'9  
2.11 x 1.75m

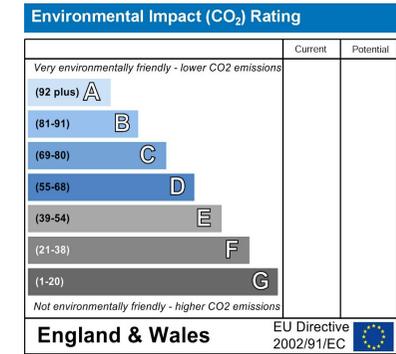
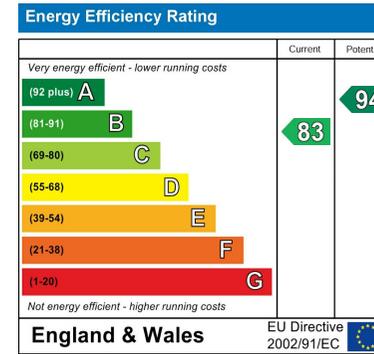


**FIRST FLOOR**

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.





*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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Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



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