



**15 Horsepoole Street, Bingham, Nottingham,
NG13 7BP**

Chain Free £469,995

Tel: 01949 836678

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

- Contemporary Detached Family Home
- 4 Double Bedrooms
- Ensuite & Main Bathroom
- Utility & Ground Floor Cloak Room
- Driveway & Garage
- Completed By Barratt Homes
- 3 Receptions
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- No Upward Chain

A fantastic opportunity to purchase an immaculately presented detached, family orientated, home originally constructed by Barratt Homes to a well thought out design extending to in excess of 1,500 sq.ft. having an attractive double fronted facade with a pleasant aspect across to an adjacent green creating an open feel not always expected within new build developments. In addition the property benefits from an enclosed south to westerly facing rear garden with driveway tucked away off a private driveway within this now established area of the development.

The property offers a particularly versatile layout of good proportions, benefitting from four double bedrooms the principle of which offers ensuite facilities and separate family bath/shower room.

To the ground floor there are three receptions including a dual aspect sitting room with access out into the rear garden and pleasant views to the front, a further dual aspect dining room and a separate study perfect for today's way of home working. The open plan dining kitchen creates a pleasant light and airy space with windows to three elevations and access out into the garden with a useful utility off and a ground floor cloak room leading off the initial hallway.

In addition the property is offered to the market with no upward chain and is neutrally decorated throughout with contemporary fixtures and fittings, gas central heating and UPVC double glazing and is positioned within walking distance of the heart of the town with its wealth of amenities.

Overall 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

18' max x 6'7" (5.49m max x 2.01m)

A well proportioned initial entrance hall having initial inset bristle mat, spindle balustrade staircase rising to the first floor, deep skirtings and architrave, built in cloaks cupboard and, in turn, further doors leading to:

SITTING ROOM

18'11" x 11'11" (5.77m x 3.63m)

A well proportioned light and airy reception benefitting from a dual aspect having a double glazed window with a pleasant aspect across to the neighbouring green and French doors leading out into the garden at the rear.

DINING ROOM

11'3" x 9'11" (3.43m x 3.02m)

A versatile reception currently utilised as formal dining, benefitting from a dual aspect with double glazed windows to the front and side.

STUDY

9'7" x 6'7" (2.92m x 2.01m)

Perfect as a home office ideal for today's way of working, having a double glazed window to the side.

GROUND FLOOR CLOAK ROOM

7'7" max (5'4" min) x 3' (2.31m max (1.63m min) x 0.91m)

Having a two piece contemporary white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; ceiling mounted extractor.

DINING KITCHEN

16'10" max x 13'8" max (5.13m max x 4.17m max)

A well proportioned L shaped dining kitchen benefitting from windows to three elevations as well as French doors with a westerly aspect leading out into the rear garden. The kitchen is tastefully appointed with a generous range of contemporary gloss fronted wall, base and drawer units with brushed metal fittings and an L shaped configuration of laminate work surfaces; inset stainless steel sink and drain unit with chrome swan neck mixer tap; integrated appliances including four ring gas hob with chimney hood over, Electrolux fan assisted oven, fridge, freezer and dishwasher; inset downlighters to the ceiling and deep skirtings and architrave.

A further door leads through into:

UTILITY ROOM

5'3" x 5' (1.60m x 1.52m)

Fitted with wall and base units complementing the main kitchen, the wall unit concealing the gas central heating boiler; with integrated Washer dryer and alcove for further free standing appliance; double glazed window to the side.

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

FIRST FLOOR LANDING

Having a built in airing cupboard which houses the pressurised hot water system, access to loft space above, over stairs storage cupboard and, in turn, further doors leading to:

BEDROOM 1

12'7" x 13' (3.84m x 3.96m)

A well proportioned double bedroom benefitting from ensuite facilities having a walk in wardrobe, two double glazed windows to the side elevation and a further door leading through into:

ENSUITE SHOWER ROOM

7' x 4'7" (2.13m x 1.40m)

Having a three piece contemporary suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap; fully tiled walls, contemporary towel radiator, shaver point and double glazed window.

BEDROOM 2

18'7" max x 9'9" max (5.66m max x 2.97m max)

A well proportioned L shaped double bedroom flooded with light benefitting from a pleasant aspect to the front with two double glazed windows overlooking an opposing green creating a pleasant open outlook. In addition the room having deep skirtings and central heating radiator.

BEDROOM 3

11'7" x 9'9" (3.53m x 2.97m)

Again a double bedroom having a pleasant aspect across to a neighbouring green; deep skirtings and double glazed window.

BEDROOM 4

11'9" x 9'4" (3.58m x 2.84m)

A further double bedroom having a westerly aspect into the rear garden; deep skirtings and double glazed window.

BATHROOM

9'9" x 7' (2.97m x 2.13m)

A well proportioned family bathroom having a four piece suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer, panelled bath with chrome mixer tap, close coupled WC and pedestal washbasin with chrome mixer tap; tiled splash backs, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the side.

EXTERIOR

The property occupies an excellent position within this now established area of the development, occupying a favourable corner plot at the entrance to this small private driveway shared with only one other adjacent dwelling. The property affords a fantastic

outlook across to an adjacent green providing an open view which is not normally expected within modern developments. A driveway to the side of the property provides off road parking for several vehicles and, in turn, leads to a single garage with up and over door. A timber courtesy gate gives access into an enclosed rear garden bordered in the main by feather edged board fencing; having a central lawn and an initial paved terrace which leads into the kitchen as well as giving access into the main reception. The rear garden benefits from a south to westerly aspect.

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).

Annual charge for communal areas of the development is understood to be £170 (at the time of instruction May 2026).

The initial entrance has a shared element with the adjacent property. The property does have its own private driveway and single garage.

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>



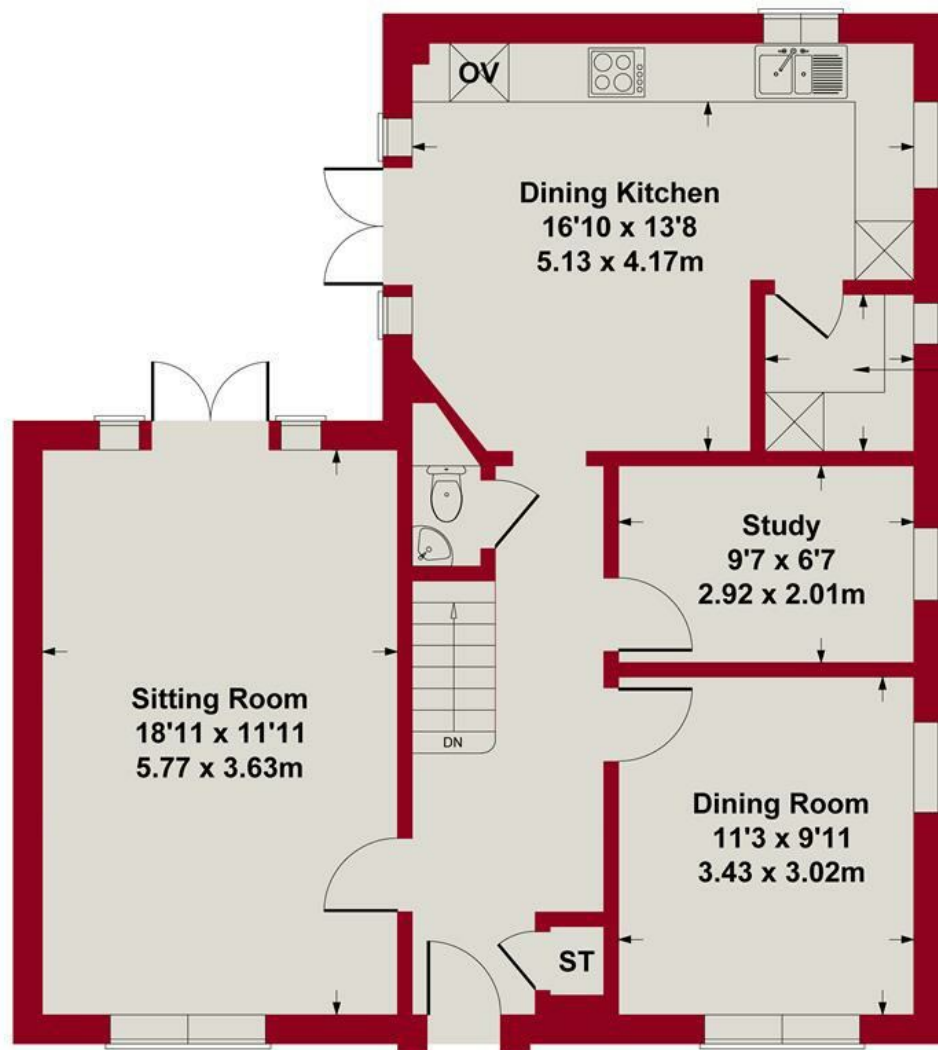






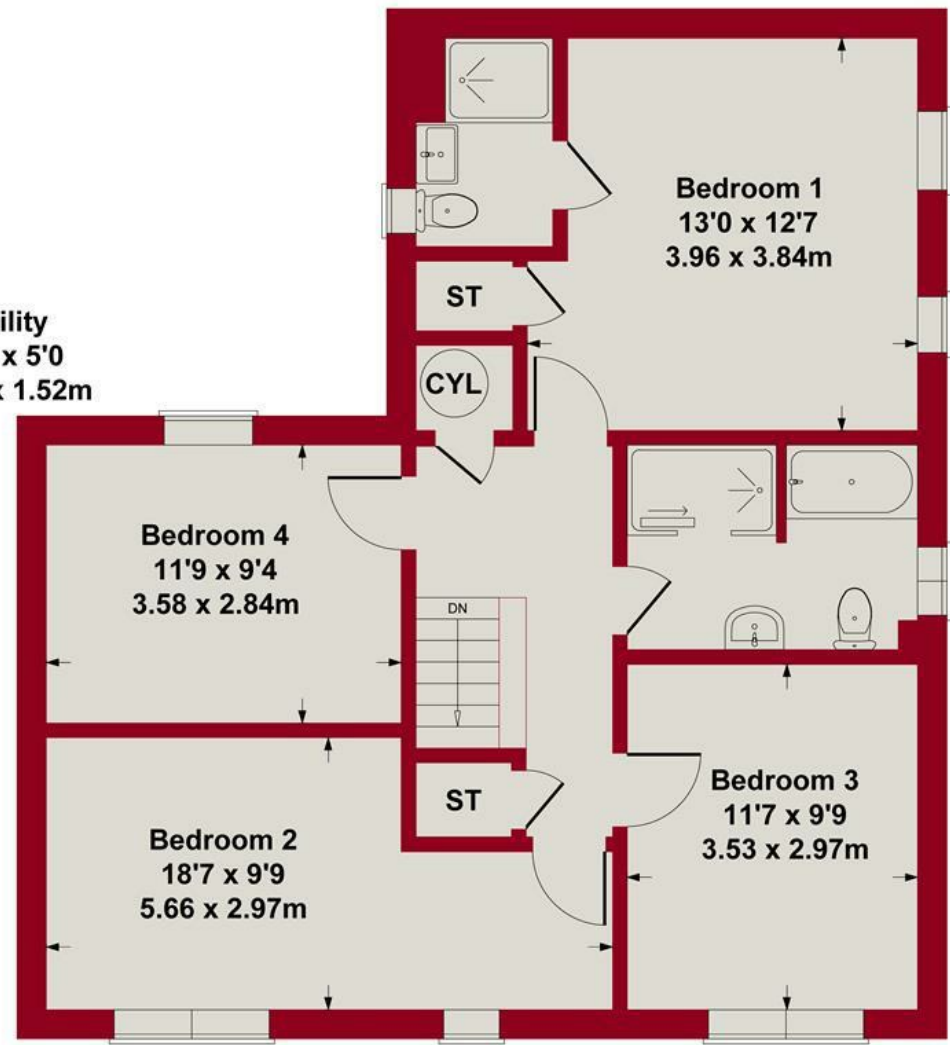






GROUND FLOOR

Utility
5'3 x 5'0
1.60 x 1.52m



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

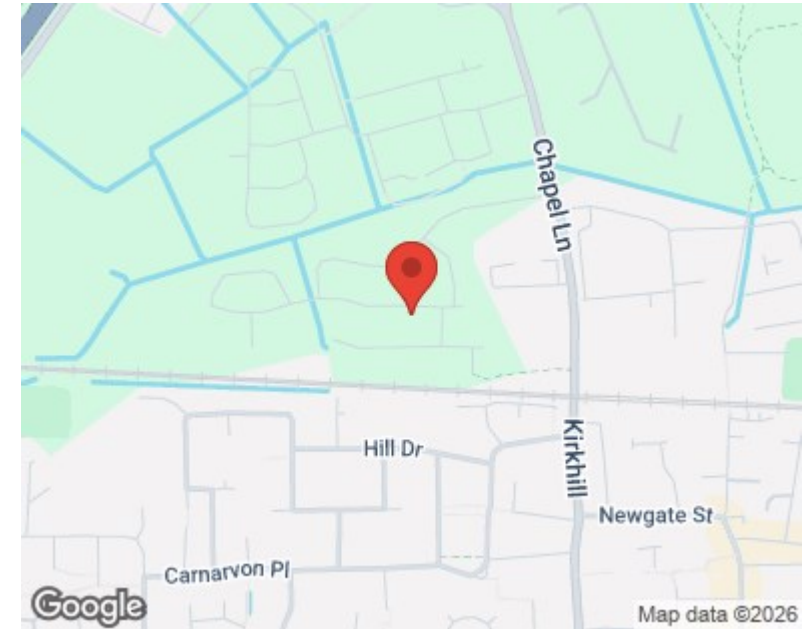
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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