



**Smiths Orchard Derry Lane, Bingham,  
Nottinghamshire, NG13 8DG**

**£325,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- 2 Reception Areas
- Garage & Driveway
- Cul-De-Sac Location
- Edge Of Town Location
- Up To 4 Bedrooms
- Ground Floor Cloak Room
- Southerly Facing Rear Garden
- Ensuite & Main Bathroom
- Viewing Highly Recommended

An excellent opportunity to purchase a relatively modern, well thought out, semi detached home finished in an attractive cottage style brick with rosemary pantiled roof and benefitting from wood grain effect UPVC double glazed windows, gas central heating and relatively neutral decoration throughout.

The property offers a versatile level of accommodation with two reception areas including a well proportioned main sitting room linking through into a southerly facing conservatory at the rear and a well appointed contemporary kitchen having a generous range of units and integrated appliances, all leading off a central hallway with ground floor cloak room. To the first floor a central landing leads to up to four potential bedrooms, the principle bedroom bedroom benefitting from ensuite facilities, and separate family bathroom. The fourth single bedroom would make an excellent study or dressing room and overlooks the central courtyard area to the front.

As well as the internal accommodation the property occupies a pleasant position, tucked away on a private driveway in a small cul-de-sac setting, having a private driveway, garage and south facing enclosed garden at the rear.

Overall this is an excellent opportunity for a wide range of prospective purchasers to acquire a relatively modern home on the outskirts of this popular and much requested market town.

## 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 CANOPIED PORCH WITH WOOD GRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

### MAIN L SHAPED ENTRANCE HALL

11'6" max x 7'5" max (3.51m max x 2.26m max)

A pleasant initial entrance vestibule having attractive stripped wood oak flooring, spindle balustrade staircase rising to the first floor with useful under stairs storage beneath, double glazed window to the side and further doors leading to:

### GROUND FLOOR CLOAK ROOM

6'7" x 3'2" (2.01m x 0.97m)

Having a two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs,

### KITCHEN

11' max x 7'8" (3.35m max x 2.34m)

Tastefully appointed having a generous range of contemporary white gloss fronted wall, base and drawer units with brush metal fittings, having an L shaped configuration of laminate preparation surfaces, inset round bowl stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, integrated appliances including five ring gas hob with chimney hood over, dishwasher, fridge, freezer and CDA double oven set in a useful larger surround that provides further storage. In addition there are inset downlighters to the ceiling and double glazed window to the front.

### SITTING ROOM

14'11" x 15'11" (4.55m x 4.85m)

A well proportioned reception which links through into the conservatory making an excellent everyday living/entertaining space, having feature fire surround and mantel with inset electric fire, continuation of the wood flooring and double glazed French doors leading through into:

### CONSERVATORY

9'10" x 8'5" (3.00m x 2.57m)

A useful, versatile, reception space currently utilised as dining having continuation of the wood flooring, central heating radiator, pitched polycarbonate roof, double glazed windows and French doors into the garden.

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

### FIRST FLOOR LANDING

Having access to loft space above, built in airing cupboard providing useful storage and further doors leading to:

### BEDROOM 1

12'10" x 9' (3.91m x 2.74m)

A double bedroom benefitting from ensuite facilities, having fitted wardrobes, double glazed window overlooking the rear garden and further door leading through into:

### ENSUITE SHOWER ROOM

5'9" x 5'10" (1.75m x 1.78m)

Having a three piece white suite comprising quadrant shower enclosure with double doors and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator and tiled walls.

## BEDROOM 2

10' x 8'5" (3.05m x 2.57m)

A pleasant room having an attractive part pitched ceiling with skylight to the southerly side and being large enough to accommodate a double bed.

## BEDROOM 3

9'2" x 7'5" (2.79m x 2.26m)

A double bedroom having aspect to the front with double glazed window.

## STUDY/BEDROOM 4

7'5" x 6'3" (2.26m x 1.91m)

Currently utilised as a first floor office/dressing room but would accommodate a single bed, having built in wardrobes and double glazed window to the front.

## BATHROOM

6' x 6'9" (1.83m x 2.06m)

Having a three piece suite comprising panelled bath with chrome mixer tap with integral shower handset, close coupled WC and pedestal washbasin with chrome mixer tap, fully tiled walls, contemporary towel radiator and double glazed window to the rear.

## EXTERIOR

The property occupies a pleasant edge of town location, tucked away on a private driveway shared with only a handful of other dwellings, on a pleasant landscaped plot with a block set driveway to the front, established borders and a central pathway leading to the main entrance. To the side of the property is an attached brick built garage with up and over door, courtesy door to the rear which gives access into the southerly facing, enclosed, rear garden which is bordered by brick walls and panelled fencing. The rear garden has an initial paved terrace leading up to an established lawn and perimeter borders.

## GARAGE

18'7" x 8'7" approx (5.66m x 2.62m approx)

An attached brick built garage having up and over door, power and light, courtesy door to the rear and housing gas central heating boiler.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

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

The property is located on a private close, shared with neighbouring dwellings and a potential shared cost of maintenance of these shared areas.

There may be additional historic covenants on the site.

The property is of modern construction (built around 2007) but is partially timber framed.

## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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