



1A Bingham Avenue, Skegby, Sutton-in-Ashfield, Nottinghamshire, NG17 3AR

Offers In The Region Of £295,000

Tel: 01623 626990

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

- Impressive Detached Bungalow
- Three Bedrooms
- Superbly Appointed Bathroom
- Good Sized Corner Plot
- Driveway & Attached Single Garage
- Extensively Refurbished & Improved
- Large Open Plan Lounge/Diner
- High Gloss Porcelain Tiled Floors
- Low Maintenance Landscaped Gardens
- Viewing Essential

A superb three bedroom detached bungalow extensively refurbished and improved to a high standard throughout, offering a warm and delightful single storey home with low maintenance landscaped gardens in an established location.

Our clients have carried out a comprehensive program of improvements to the property over the last three years or so creating an exceptional modern home of high calibre. All rooms with the exception of the bedrooms, which have neutral carpets, have high gloss porcelain tiled floor. The central heating was improved to include the installation of a brand new boiler and radiators. Loft and cavity wall insulation was installed and new internal doors fitted. There is a modern and contemporary bathroom suite with fully tiled porcelain walls. The kitchen was modernised to include painted cabinets in a contemporary slate grey colour with remote controlled mood lighting. The property has been redecorated and the lounge has a contemporary stone wall feature. Externally, new down pipes were fitted and landscaping completed to the gardens with extensive concrete patios and paths and new fenced boundaries.

The property is tastefully decorated throughout with the benefit of gas central heating and UPVC double glazing. The living accommodation comprises a spacious L-shaped entrance hall, large open plan lounge/diner, kitchen, three bedrooms, bathroom and a separate WC.

The property occupies a good sized corner plot with landscaped gardens to all sides, and a driveway leads to an attached single garage equipped with power and light. The front garden is mainly laid to lawn with a concrete pathway extending across the full width of the property with gated access at the end leading to an enclosed side garden. The side garden is also mainly laid to lawn with matching concrete patio and borders on two sides with plants and shrubs. There is a gate to the side providing access to a further extensive concrete pathway which extends all the way across the back of the property to the end of the plot with an enclosed patio area with gated access to the front driveway.

Overall, this is a fantastic opportunity to acquire a lovely home in a popular area and viewing is highly recommended.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

8'7" x 5'10" (2.62m x 1.78m)

(Plus 14'6" x 5'9"). A spacious L-shaped hallway, with radiator, porcelain tiled floor and coving to ceiling.

OPEN PLAN LOUNGE/DINER

23'9" max x 19'0" (7.24m max x 5.79m)

(8'6" into dining area). A superb open plan lounge/diner with a dual aspect looking out onto the front and side gardens. There are two radiators, porcelain tiled floor, a feature contemporary slate wall in the lounge area with three ceiling spotlights above, coving to ceiling and double glazed windows to the front and side elevations.

KITCHEN

11'10" x 9'10" (3.61m x 3.00m)

Having a range of painted cabinets in contemporary slate grey comprising wall cupboards with remote controlled mood lighting above and below, base units and drawers with laminate worktops above. Inset stainless steel sink with drainer and chrome 'swan-neck' mixer tap and modern porcelain tiled splashbacks. Integrated electric oven, four ring electric hob and extractor hood above. Plumbing for a washing machine and dishwasher. Space for a tumble dryer. Porcelain tiled floor, coving to ceiling, radiator and double glazed window and door to the rear elevation.

BEDROOM 1

13'0" x 11'2" (3.96m x 3.40m)

A spacious double bedroom, with radiator and double glazed window to the rear elevation.

BEDROOM 2

13'0" x 10'7" (3.96m x 3.23m)

A second spacious double bedroom, with radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

9'9" x 7'6" (2.97m x 2.29m)

With radiator, coving to ceiling, loft hatch with ladder attached and double glazed window to the front elevation.

BATHROOM

11'2" x 7'11" (3.40m x 2.41m)

Having a superbly appointed modern and contemporary three piece white suite with chrome fittings comprising a panelled bath. Separate tiled walk-in shower enclosure with 'rain' shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboards beneath and fitted cabinet above with mirror fronted doors. Chrome heated towel rail, porcelain tiled floor, fully tiled porcelain walls, airing cupboard housing the Baxi combi boiler and two obscure double glazed windows to the rear elevation.

SEPARATE WC

4'9" x 2'10" (1.45m x 0.86m)

Having a low flush WC. Porcelain tiled floor and obscure double glazed window to the rear elevation.

OUTSIDE

The property occupies a good sized corner plot with low maintenance landscaped gardens to all sides. The property stands back from the road behind a fenced boundary frontage with a driveway and attached single garage equipped with power and light. The front garden is mainly laid to lawn with a concrete pathway extending across the full width of the property with gated access at the end leading to an enclosed side garden. The side garden is also mainly laid to lawn with matching concrete patio and borders on two sides with plants and shrubs. There is a gate to the side providing access to a further extensive concrete pathway which extends all the way across the back of the property to the end of the plot with an enclosed patio area with gated access to the front driveway.

ATTACHED SINGLE GARAGE

16'5" x 9'4" (5.00m x 2.84m)

Housing the electricity meter and fuse box. Equipped with power and light. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

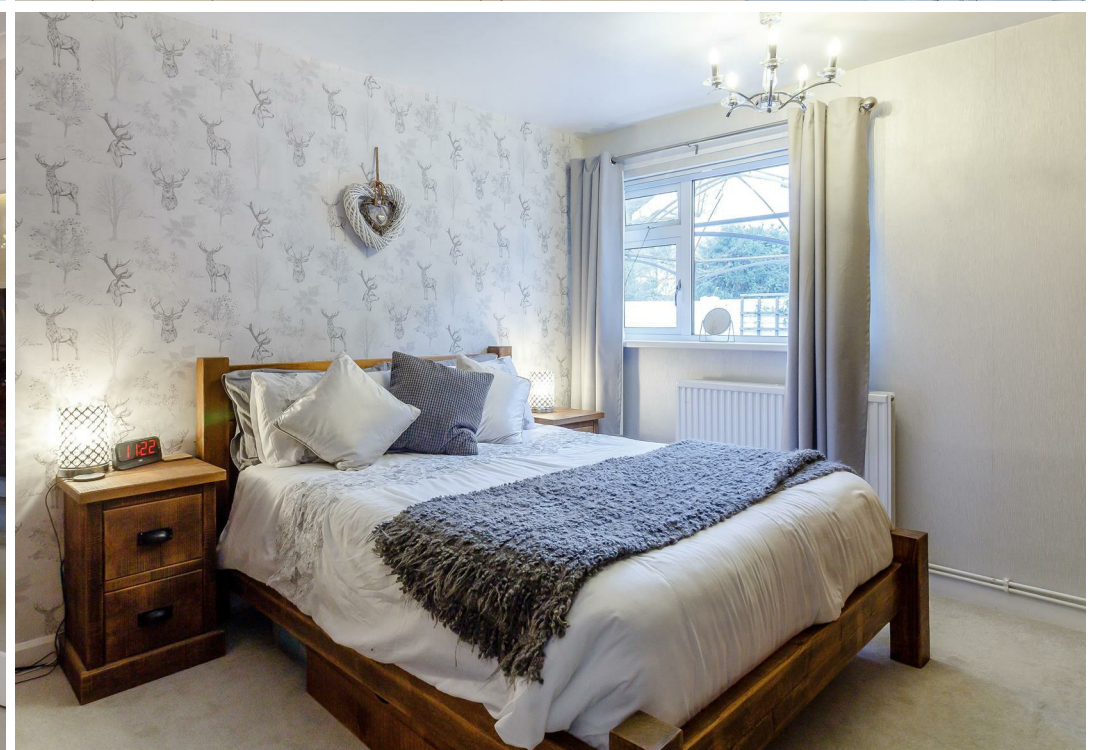
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

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 and therefore cannot be guaranteed to be in good working order.





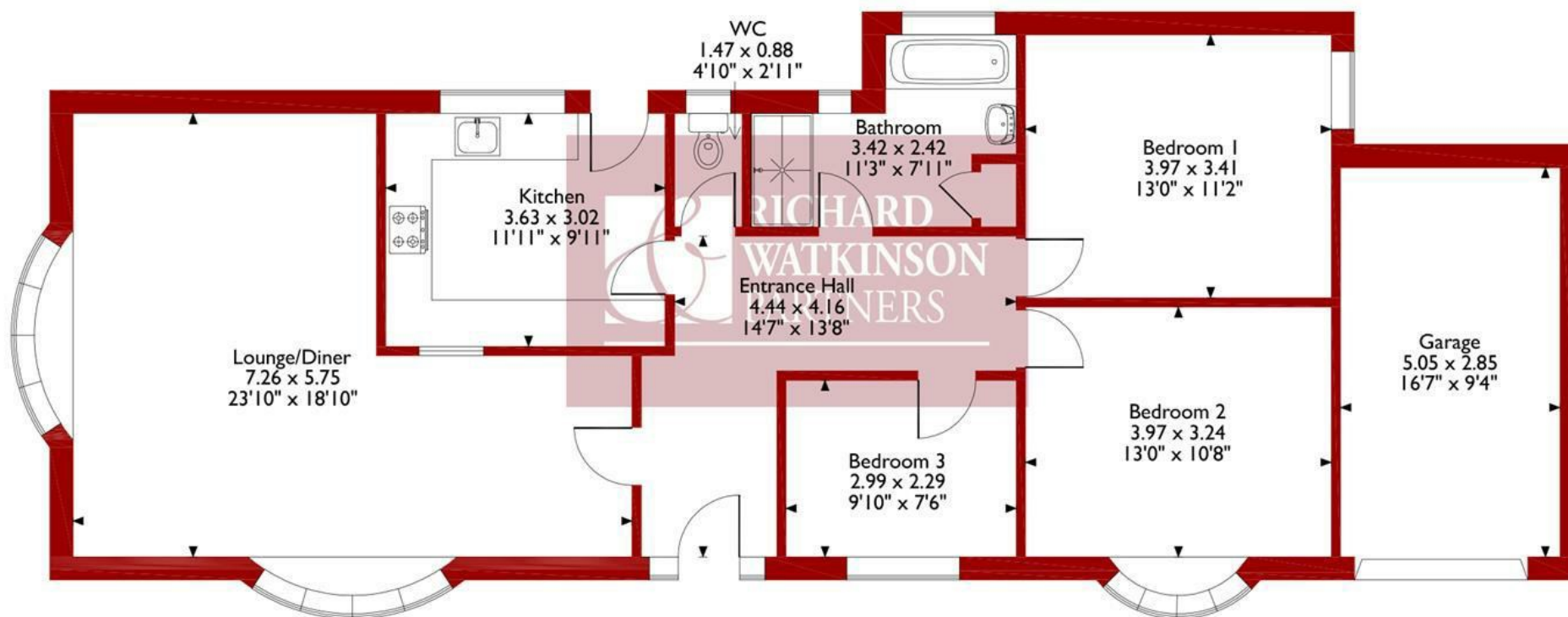








Bingham Avenue, Skegby, Sutton-in-Ashfield
Approximate Gross Internal Area
Bungalow - 102 SQ M / 1098 SQ FT
Garage - 14 SQ M / 151 SQ FT
Total - 116 SQ M / 1249 SQ FT



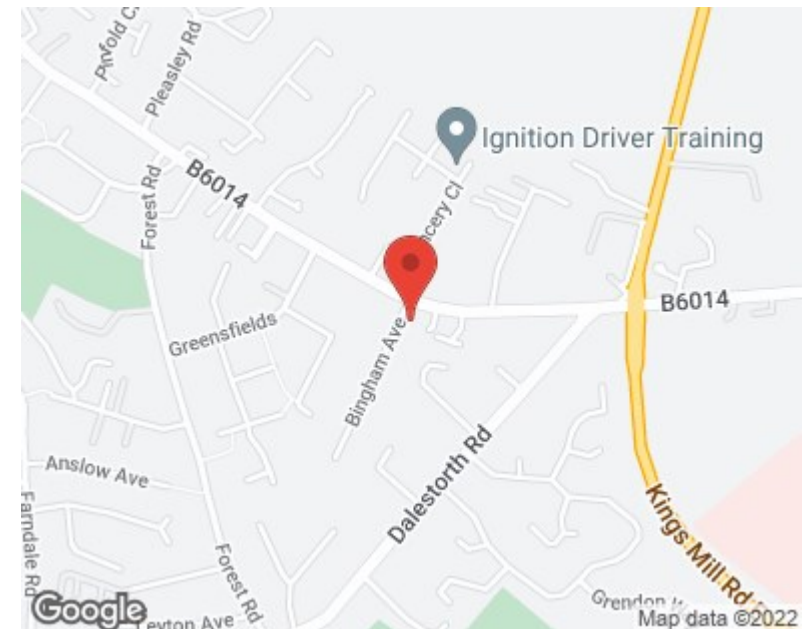
Floorplan

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(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 01623 626990



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