



**29 Brewsters Close, Bingham,
Nottinghamshire, NG13 8BA**

No Chain £275,000
Tel: 01949 836678

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

An excellent opportunity to purchase a tastefully presented, semi detached home, located in a fantastic position within close walking distance of a wealth of local amenities, in a cul-de-sac setting and offered to the market with no upward chain.

The property benefits from modern fixtures and fittings, updated kitchen and bathroom, neutral decoration throughout, gas central heating and UPVC double glazing.

The property comprises an initial well proportioned entrance hall leading through into two receptions within an initial sitting room linking through into the dining room and, in turn, a contemporary kitchen. To the rear of the property is a single storey addition providing a garden room/conservatory area, ideal as an additional space leading out into the rear garden. To the first floor there are three bedrooms and main bathroom.

The property occupies a manageable plot with open plan frontage and tandem length driveway which in turn leads to an attached garage with enclosed garden at the rear.

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.

AN OPEN FRONTED PORCH LEADS TO A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, THE:

MAIN ENTRANCE HALL

11' x 6'2" (3.35m x 1.88m)



SITTING ROOM

12' x 12'5" (3.66m x 3.78m)



A pleasant initial entrance vestibule having staircase rising to the first floor landing, central heating radiator, deep skirtings and further doors leading to:



A well proportioned reception flooded with light having a large double glazed picture window that benefits from a southerly aspect. The room links through into the dining room at the rear creating an excellent, everyday living space having central heating radiator, deep skirtings, oak effect vinyl flooring and an open doorway leading through into:



DINING ROOM

10'5" x 9'5" (3.18m x 2.87m)



A versatile reception ideal as formal dining linking through into the kitchen, having deep skirting, central heating radiator, continuation of oak effect vinyl flooring and sliding double glazed patio door leading through into a garden room at the rear. An doorway leads through into:

KITCHEN

12' x 9'7" (3.66m x 2.92m)



Tastefully appointed having a generous range of contemporary gloss fronted wall, base and drawer units with U shaped configuration of butcher's block effect laminate preparation surfaces, inset stainless steel sink and drain unit with chrome swan neck mixer tap, integrated appliances including four ring stainless steel gas hob with chimney hood over and single oven beneath, plumbing for washing machine, space for free standing fridge freezer, continuation of the oak effect vinyl flooring, deep skirting and double glazed window to the rear.

Returning to the dining room a sliding double glazed patio door leads through into:



L SHAPED GARDEN ROOM/CONSERVATORY

18'3" max x 13'4" max (5.56m max x 4.06m max)



A versatile space providing an additional reception area which leads out into the rear garden having pitched polycarbonate roof, double glazed windows with opening top lights and French doors, two central heating radiators, oak effect vinyl flooring and courtesy door into the rear of the garage.



BEDROOM 1

12'6" (14'10" max into alcove) x 12'5" (3.81m (4.52m max into alcove) x 3.78m)



RETURNING TO THE MAIN ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having built in airing cupboard which houses a Viessman gas central heating boiler and further doors leading to:

BEDROOM 2

11'8" x 9'10" (12'2" max into alcove) (3.56m x 3.00m (3.71m max into alcove))



A further double bedroom having aspect into the rear garden with central heating radiator and double glazed window.

BEDROOM 3

8' x 7'1" (2.44m x 2.16m)



Having aspect into the front garden with central heating

radiator, access to loft space above and double glazed window.

BATHROOM

6'11" x 5'7" (2.11m x 1.70m)



Appointed with a modern three piece white suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer and glass screen, closed coupled WC and pedestal washbasin, tiled splash backs, contemporary towel radiator and double glazed window to the rear.

EXTERIOR



The property occupies a pleasant, convenient, location within walking distance of local amenities, set back behind an open plan frontage which is partly lawned with an attractive, established magnolia tree and driveway which provides off road car standing for two vehicles and, in turn, leads to the attached garage. The rear garden is enclosed by panelled fencing with a cold water tap, central lawn and paved seating areas and provides a blank canvas for those wishing to place their own mark.



GARAGE

19'6" x 7'6" (5.94m x 2.29m)



Having upgraded up and over door, power and light and courtesy door at the rear.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

TENURE

Freehold

ADDITIONAL NOTES

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

ADDITIONAL INFORMATION

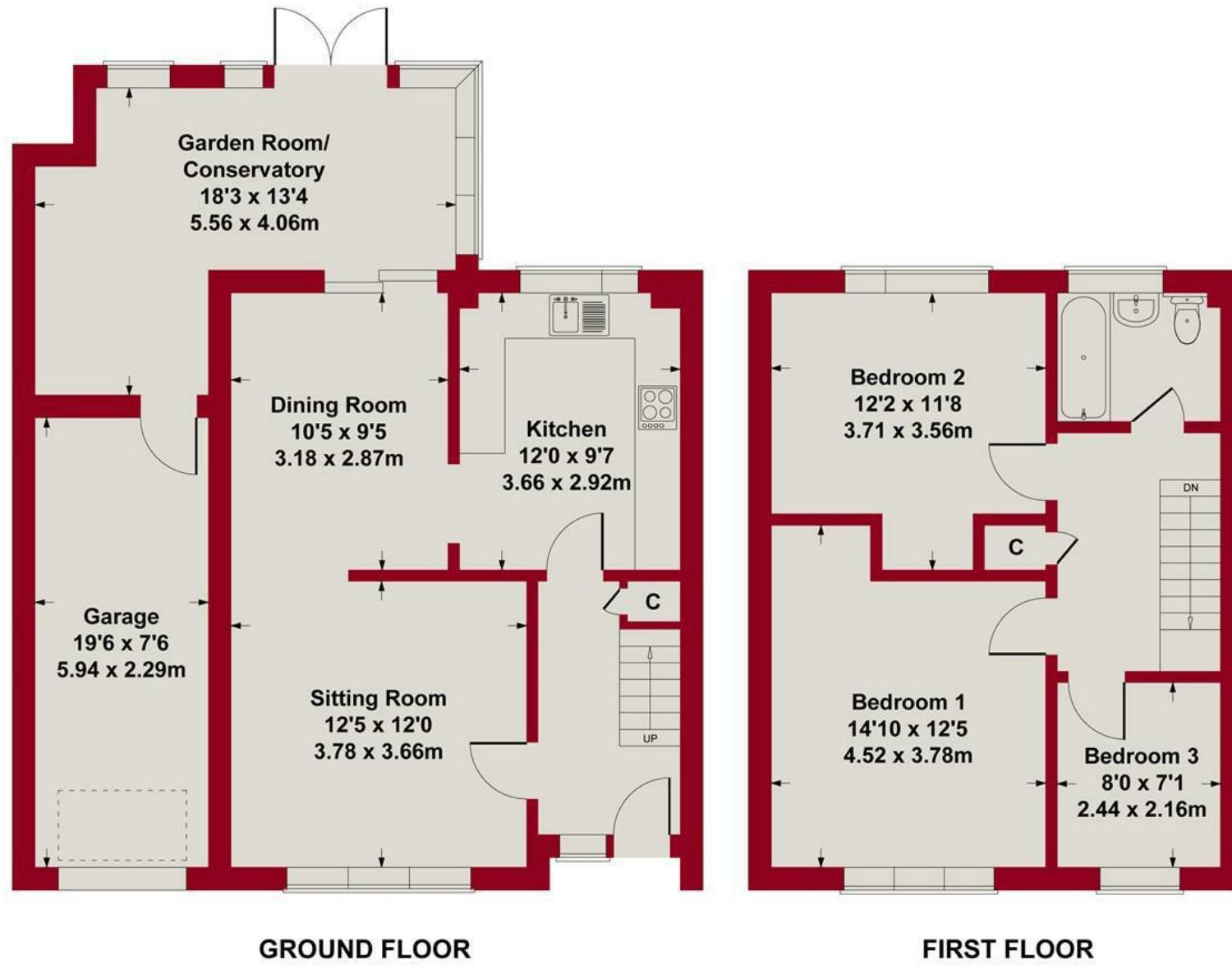
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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



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			
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	



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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