



49 Swale Grove, Bingham,  
Nottinghamshire, NG13 8YT

£310,000  
Tel: 01949 836678

 RICHARD  
WATKINSON  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

An opportunity to purchase a tastefully presented, detached, contemporary home tucked away in the corner of a small cul-de-sac setting benefitting from a just off westerly rear aspect with driveway providing off road parking for two vehicles and an enclosed low maintenance rear garden. The frontage is accessed via an attractive, tree lined pedestrian pathway with a pleasant aspect across to an adjacent copse.

Originally completed by Miller Homes in 2008 to their Milne design, the property has seen a more recent program of modernisation with updated kitchen and contemporary shower as well as tasteful decoration.

The property offers accommodation approaching 1,100 sq.ft., having an attractive initial entrance hall with spindle balustrade turning staircase rising to the first floor with a large vertical window flooding this area with light, From the entrance hall is a pleasant sitting room with an aspect out into the rear garden and a dual aspect dining kitchen fitted with a generous range of contemporary units and, again, with French doors leading into the garden. In addition there is a useful ground floor cloak room. To the first floor there are three bedrooms, the main bedroom benefitting from a modernised ensuite, and separate family bathroom.

As well as the main accommodation the property occupies a pleasant corner plot with vehicular access at the rear and a driveway providing off road parking. The garage has been part converted, retaining an initial workshop/storage area and to the rear of which is a useful space that has been insulated and decorated and could be utilised for a variety of purposes. The rear garden has been landscaped for low maintenance living with a paved terrace leading onto an artificial lawn, enclosed to all sides with an additional paved courtyard area at the side. The garden benefits from a just off westerly aspect.

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.

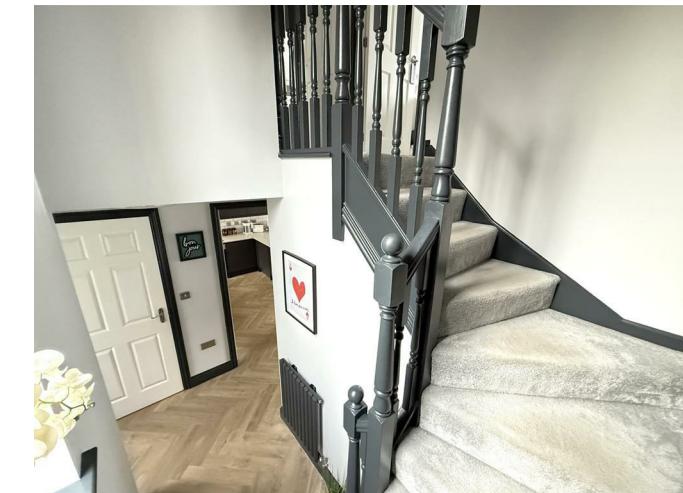
A CANOPIED PORCH WITH DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### INITIAL T SHAPED ENTRANCE HALL

11' max x 11'6" max into stairwell (3.35m max x 3.51m max into stairwell)



A well proportioned initial entrance vestibule having attractive herringbone effect floor, contemporary column radiator, deep skirtings, spindle balustrade turning staircase rising to the first floor landing with useful under stairs storage cupboard beneath and further doors leading to:



### GROUND FLOOR CLOAK ROOM

5'6" x 2'9" (1.68m x 0.84m)



Having a two piece white suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tumbled marble tiled splash backs, contemporary column radiator, continuation of herringbone floor and double glazed window to the front.

## SITTING ROOM

13'3" x 11' (4.04m x 3.35m)



A pleasant reception which benefits from a just off westerly rear aspect with French doors leading out into the rear garden, having deep skirtings, contemporary column radiator and double glazed French doors.



## OPEN PLAN DINING KITCHEN

18'8" x 9'10" (5.69m x 3.00m)



A well proportioned open plan dining kitchen benefitting from a dual aspect with double glazed window to the front and French doors at the rear. The initial kitchen area is tastefully appointed having been modernised with a generous range of contemporary matt finish wall, base and drawer units having a U shaped configuration of preparation surfaces included integral breakfast bar, inset sink and drain unit with articulated mixer tap and metro style tiled splash backs, integrated appliances including Zanussi hob with single oven beneath, plumbing for dishwasher and washing machine, continuation of the herringbone flooring, deep skirtings and double glazed window to the front. The kitchen in turn is open plan to a dining area which benefits from a just off westerly aspect into the rear garden having double glazed French doors with integral blinds and contemporary column radiator.



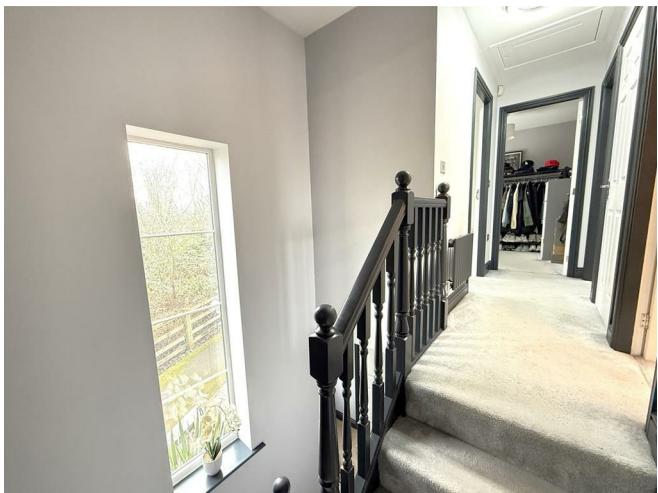


**BEDROOM 1**  
10'11" max x 9'10" (3.33m max x 3.00m)



RETURNING TO THE MAIN ENTRANCE HALL AN ATTRACTIVE TURNING STAIRCASE WITH DOUBLE GLAZED WINDOW TO THE FRONT RISES TO:

**FIRST FLOOR LANDING**



Having built in storage cupboard, contemporary column radiator, access to loft space above and further doors leading to:

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



**ENSUITE SHOWER ROOM**  
7'11" x 4'2" (2.41m x 1.27m)



Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and pedestal washbasin, contemporary towel radiator and double glazed window to the rear.

## BEDROOM 2

11'3" x 8'6" (3.43m x 2.59m)



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

## BEDROOM 3

8'1" x 7'3" (2.46m x 2.21m)



Currently utilised as a dressing room but alternatively would make an ideal single bedroom or first floor office having central heating radiator and double glazed window with pleasant aspect across to an adjacent wooded copse.

## BATHROOM

7'5" x 6'7" (2.26m x 2.01m)



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

## EXTERIOR



The property occupies a secluded position tucked away on

the corner of a small cul-de-sac setting with two entrances, the main front door being located off a pedestrian pathway which sweeps past an attractive wooded copse and arrives at the front door which is bordered by raised, sleeper edged, low maintenance purple slate beds with inset shrubs. The main vehicular entrance is to the rear of the property, accessed off Swale Grove and tucked away in the corner of the close, the driveway providing off road parking for two vehicles and in turn leading to a brick built (former) garage which has been part converted to provide an initial workshop store and room at the rear. A timber ledge and brace courtesy gate gives access into a westerly facing, enclosed, rear garden bordered by brick walls and panelled fencing which has been landscaped for low maintenance living with an initial paved terrace and central artificial lawn with raised, sleeper edge, stone chipping borders with an established tree to the foot. A further paved area to the side of the property gives access into the rear of the former garage.



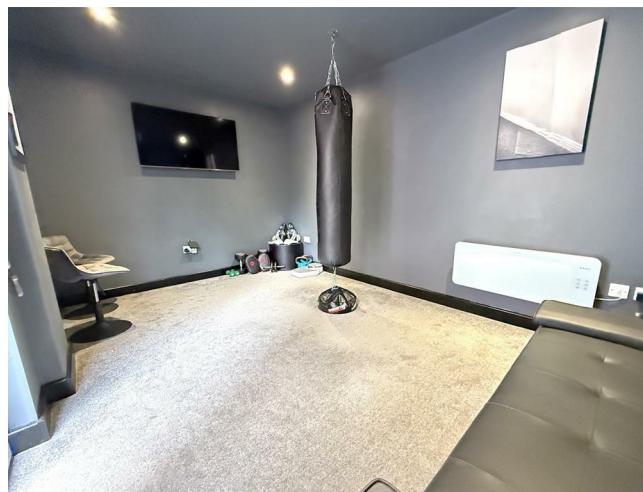


### FORMER GARAGE

13'9" x 9'2"



The garage has been converted (please note there is no building certificate for the conversions and we consider it to be an "occasional room") into a very useful space that can be utilised for a variety of purposes having been insulated, plaster boarded and decorated, having inset downlighters to the ceiling, electric heater and double glazed French doors into a courtyard area at the side.



### COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

### TENURE

Freehold

### ADDITIONAL NOTE

Please note that the Vendor is related to an employee of Richard Watkinson & Partners.

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

### ADDITIONAL INFORMATION

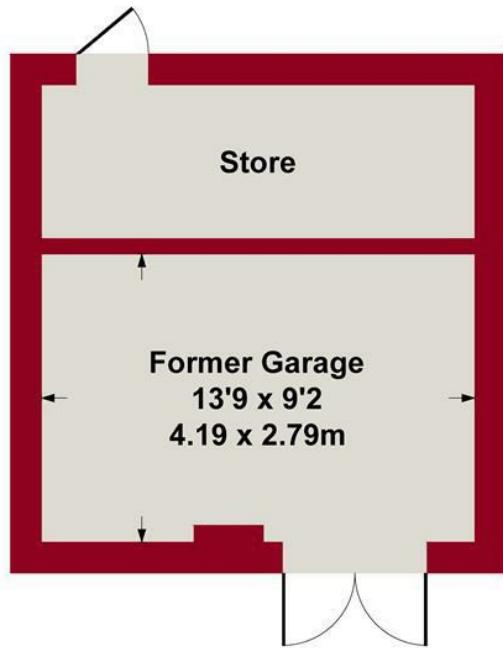
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and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

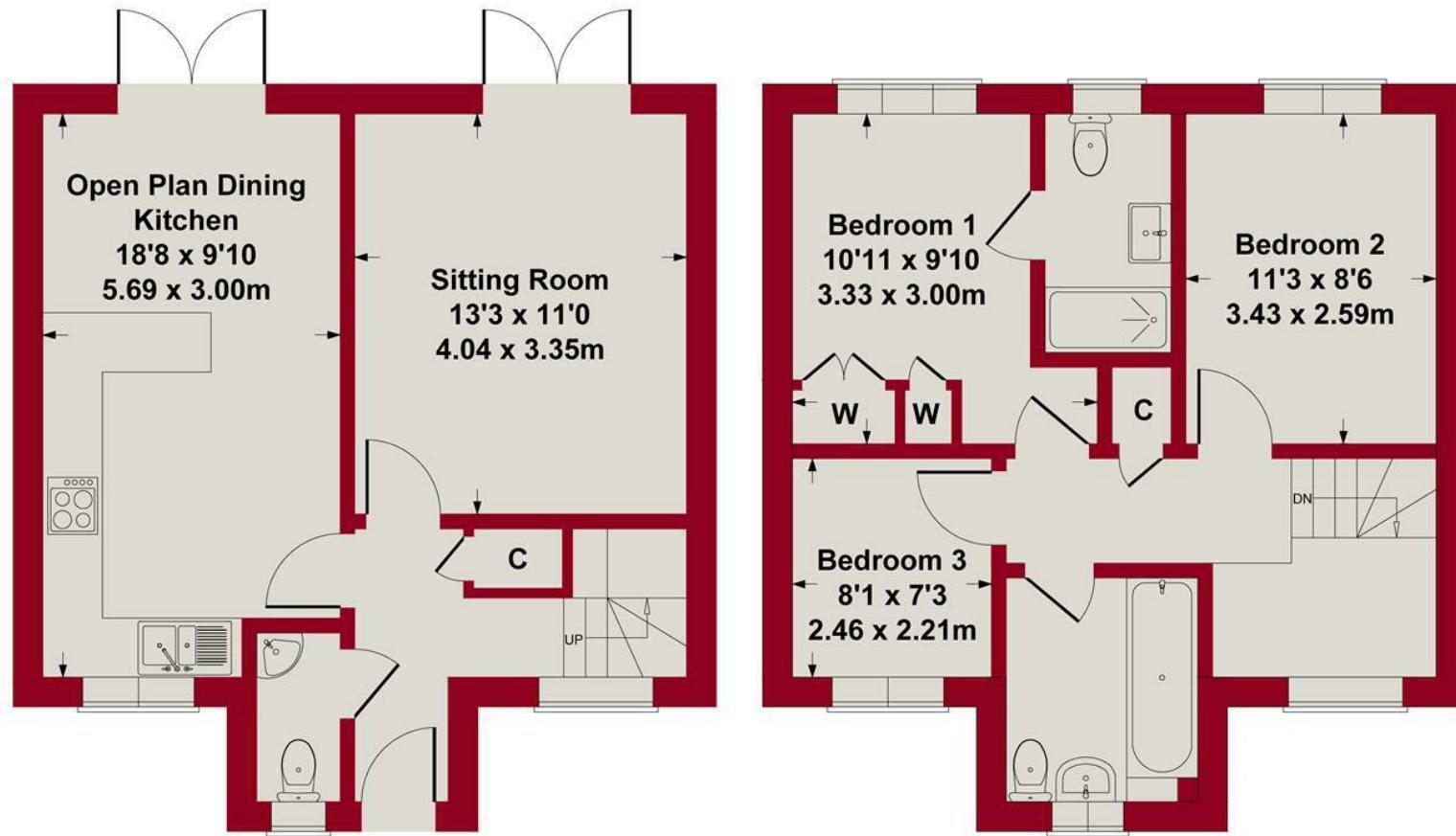
Broadband & Mobile coverage: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

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



**GARAGE**



**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.

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		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	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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