



13 St. Marys Road, Bingham,
Nottinghamshire, NG13 8DX

£340,000
Tel: 01949 836678

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

An opportunity to purchase a detached three bedroomed, family orientated home, located within this established and popular development within Carnarvon School catchment. Having seen a general program of modernisation over the years the property benefits from UPVC double glazing, gas central heating, a modern kitchen and bathroom and relatively neutral decoration throughout.

In addition the property benefits from having a good level of off road parking with both driveway to the front and covered area to the side, which could provide additional hard standing. The rear garden benefits from a southerly aspect with established borders and paved terrace.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer which, in brief, comprises initial entrance hall, main sitting room, separate L shaped dining kitchen with family/garden room off and, to the first floor, three bedrooms and main bathroom.

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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

15'6" x 6'4" (4.72m x 1.93m)



Having plank effect tiled floor, central heating radiator and spindle balustrade staircase rising to the first floor with useful under stairs storage cupboard beneath.

Further engineering oak doors leading to:

SITTING ROOM

16'5" x 12'7" (5.00m x 3.84m)



A well proportioned reception benefitting from a large double glazed picture window to the front, the focal point to the room being exposed brick fire surround with slate tiled hearth and timber mantel above, the room having central heating radiator and coved ceiling.



L SHAPED DINING KITCHEN

12'10" max x 19'2" max (3.91m max x 5.84m max)



An L shaped open plan everyday living/entertaining space, the initial kitchen area being fitted with a generous range of contemporary wall, base and drawer units with brush metal fittings, an L shaped configuration of timber effect laminate preparation 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 and single oven, plumbing for washing machine and dishwasher, wall mounted Worcester Bosch gas central heating boiler concealed behind kitchen cupboard, wood effect laminate flooring, double glazed window overlooking the rear garden and pedestrian door to the side.

The kitchen in turn is open to:



DINING AREA

10'8" x 9' (3.25m x 2.74m)



Fitted with wall and base units complementing the main kitchen providing additional storage, having central heating radiator, coved ceiling and an open doorway leading through into:



SNUG/FAMILY ROOM

9'10" x 10'4" (3.00m x 3.15m)



A useful addition to the property providing a versatile reception space benefitting from a southerly aspect into the rear garden, having central heating radiator and sliding patio door.

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

FIRST FLOOR LANDING



Having airing cupboard housing the hot water cylinder with storage space above, access to loft space and double glazed window to the side.

Further doors leading to:

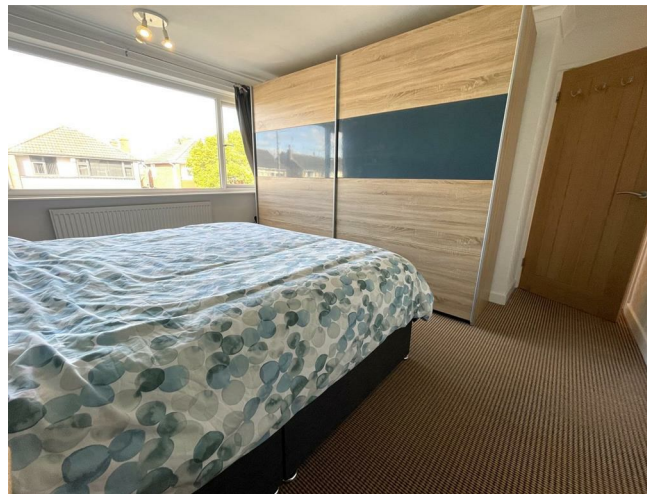


BEDROOM 1

13' x 11' (3.96m x 3.35m)



A double bedroom having aspect to the front with central heating radiator, coved ceiling and double glazed window.



BEDROOM 2

11'11" x 10' (3.63m x 3.05m)



A further double bedroom benefitting from a southerly aspect into the rear garden having central heating radiator and double glazed window.

BEDROOM 3

8'9" x 7'10" (2.67m x 2.39m)



Having aspect to the front with central heating radiator, over stairs bulkhead and double glazed window.

BATHROOM

8'10" x 5'6" (2.69m x 1.68m)



Having suite comprising P shaped shower bath with chrome taps and wall mounted shower mixer with both independent handset and rainwater rose over and glass screen, close coupled WC and pedestal washbasin, central heating radiator and double glazed window to the rear.

EXTERIOR



The property occupies an established plot set back behind a frontage which has been landscaped to maximise off road parking with both Tarmac and stone chipping

driveway providing off road car standing for several vehicles. The garden is enclosed by post and rail fencing and continues to the side of the property where there are timber gates giving access to a covered area providing potential for additional car standing (canopy would need to be removed to accommodate a vehicle) and in turn leads into the rear garden which benefits from a southerly aspect having initial paved terrace leading onto a central lawn, established borders with a range of trees and shrubs and encompasses a useful storage shed and is enclosed by hedging and feather edge board fencing.



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).

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.

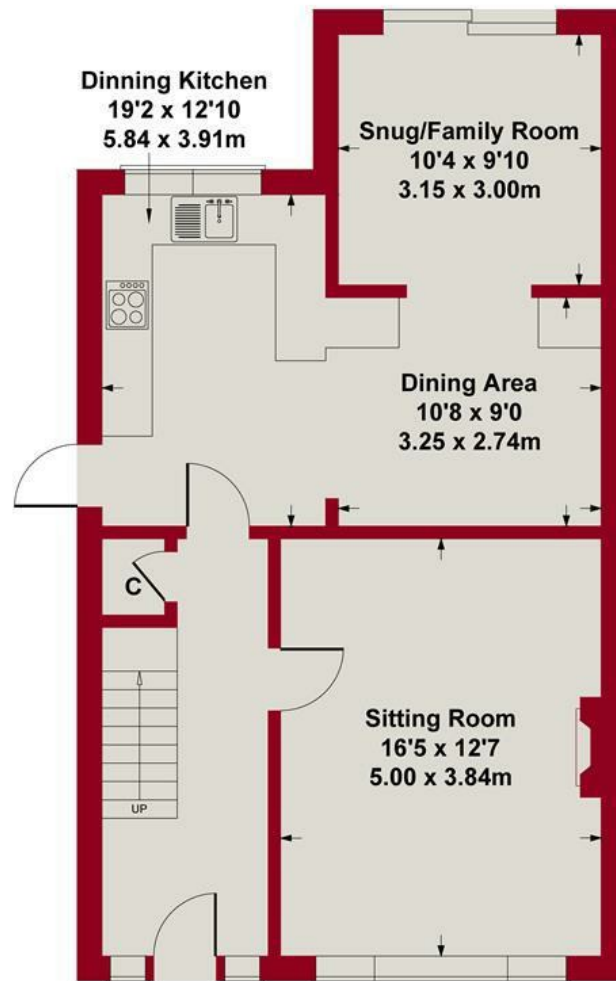
Flood assessment of an area:-
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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

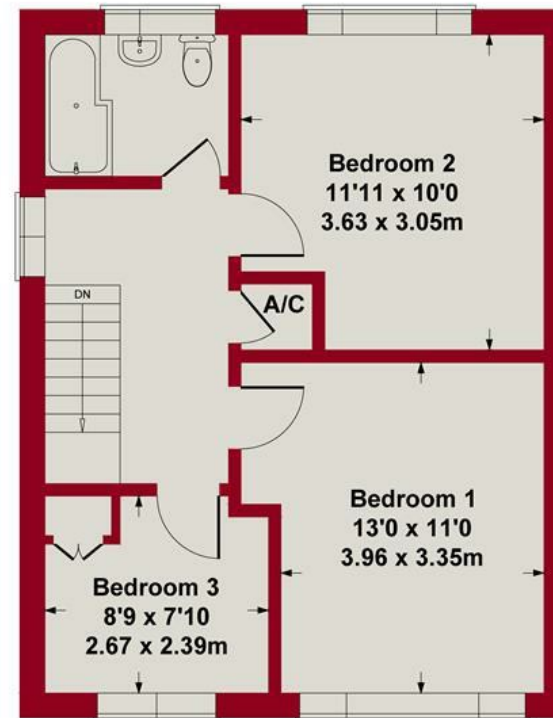
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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

Approximate Gross Internal Area
1163 sq ft - 108 sq m



GROUND FLOOR



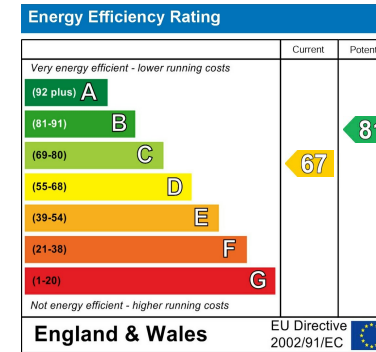
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024





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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers