



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

No Chain £349,950

Tel: 01949 836678

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Potentially Up To 3 Bedrooms
- 2 Bath/Shower Rooms
- Off Road Parking & Garage
- No Upward Chain
- Extended Accommodation
- Generous Kitchen
- Established Corner Plot
- Convenient Location
- Viewing Highly Recommended

A fantastic opportunity to purchase an extended detached bungalow occupying a pleasant, established, corner plot within this popular development, located within easy reach of the wealth of local amenities.

This individual single storey home has been thoughtfully extended and reconfigured to create a versatile layout extending to just in excess of 1,100 sq.ft. and, in its current layout, provides two double bedrooms, two main receptions, a generous kitchen and two bathrooms. An interesting single storey extension has created what has been utilised as a formal dining room with a dual aspect and an attractive high vaulted ceiling but could, potentially, provide a third bedroom linking through into a second bathroom making it ideal as possible annexe space for extended families.

The property offers relatively modern fixtures and fittings with an updated kitchen and sanitary ware as well as neutral decoration throughout, gas central heating and UPVC double glazing.

As well as the internal accommodation the property occupies a pleasant established corner plot. The majority of the gardens run to two sides, set back from the road behind well screened perimeter fencing with established hedging and shrubs which has developed a good suitable level of privacy.

In addition a driveway provides off road car standing and leads to a detached brick built garage which provides useful workshop space or additional secure parking and behind which is a useful timber storage shed.

The property is offered to the market with no upward chain and is likely to appeal to a wide audience being potentially large enough to accommodate families but, in the main, will probably appeal to those downsizing from larger dwellings looking for a single storey home that's within easy reach of the heart of the 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.

AN ARCHED OPEN FRONT STORM PORCH LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS AND, IN TURN, INTO:

## **MAIN ENTRANCE HALL**

15'10" x 5'3" (4.83m x 1.60m)

Having attractive original stripped wood flooring, deep skirtings and architrave, access to loft space above and, in turn, further doors leading to:

## **SITTING ROOM**

16'4" x 12'7" (4.98m x 3.84m)

A well proportioned light and airy reception having a large double glazed picture window to the front. The focal point to the room is a feature fire surround and mantel with an open doorway to the side leading through into:

## **SNUG/DINING ROOM**

11'5" x 10'2" (3.48m x 3.10m)

A versatile light and airy reception benefitting from windows to two elevations as well as an attractive vaulted ceiling with central skylight. The focal point of the room is an exposed brick chimney breast with wall mounted electric fire. The room also having oak effect laminate flooring. This room offers a great deal of versatility and could be utilised as both an additional reception or potentially a further bedroom.

A multi paned door leads through into:

## **SIDE ENTRANCE HALL**

6'5" x 4'4" (1.96m x 1.32m)

Having a double glazed exterior door, wood effect laminate flooring, access to loft void above and a further door into:

## **BATHROOM**

5'2" x 7'5" (1.57m x 2.26m)

Having a three piece contemporary white suite comprising panelled bath with chrome mixer tap and tiled splash backs, close coupled WC and pedestal washbasin with chrome mixer tap; contemporary towel radiator, inset downlighters to the ceiling and obscured double glazed window to the rear.

Returning to the side entrance hall a further multi paned stripped pine door leads through into:

## **BREAKFAST KITCHEN**

18'3" max x 9' max (5.56m max x 2.74m max)

A well proportioned space offering an excellent level of storage with a generous range of gloss fronted wall, base and drawer units, having a U shaped configuration of laminate preparation surfaces with inset sink and drain unit, space and plumbing for washing machine or dishwasher, integrated oven and gas hob with contemporary hood over, built in pantry unit which also houses the electrical consumer unit and gas meter, double glazed window to the rear and a further door returning to the main entrance hall.

RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD, IN TURN, TO:

### **BEDROOM 1**

12'3" max x 12'9" (3.73m max x 3.89m)

A well proportioned double bedroom having an aspect to the front with a double glazed window.

### **BEDROOM 2**

12'5" x 10'9" (3.78m x 3.28m)

A further double bedroom having free standing wardrobes and double glazed window to the side elevation.

### **SHOWER ROOM**

5'9" x 7'6" (1.75m x 2.29m)

Having a relatively modern suite comprising quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer with both independent handset and rainwater rose over, low maintenance panelling, vanity unit providing a good level of storage with vanity surface over, inset washbasin with chrome mixer tap and tiled splash backs and close coupled WC; inset downlighters to the ceiling, contemporary towel radiator and double glazed window to the rear.

### **EXTERIOR**

The property occupies an excellent established corner plot screened by picket fencing, established hedging and shrubs behind which lies a deceptive and well stocked garden with an initial block set driveway providing off road car standing and which, in turn, leads to a detached brick built garage. The gardens lie mainly to the front and side of the property providing a pleasant outdoor space, mainly laid to lawn, with well stocked established borders, a raised timber decked seating area and timber summer house. In addition, behind the garage, is a useful timber storage shed.

### **GARAGE**

19'5" x 8'3" (5.92m x 2.51m)

Having an up and over door, power and light, pitched roof with potential storage in the eaves, window and courtesy door to the side.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band C

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

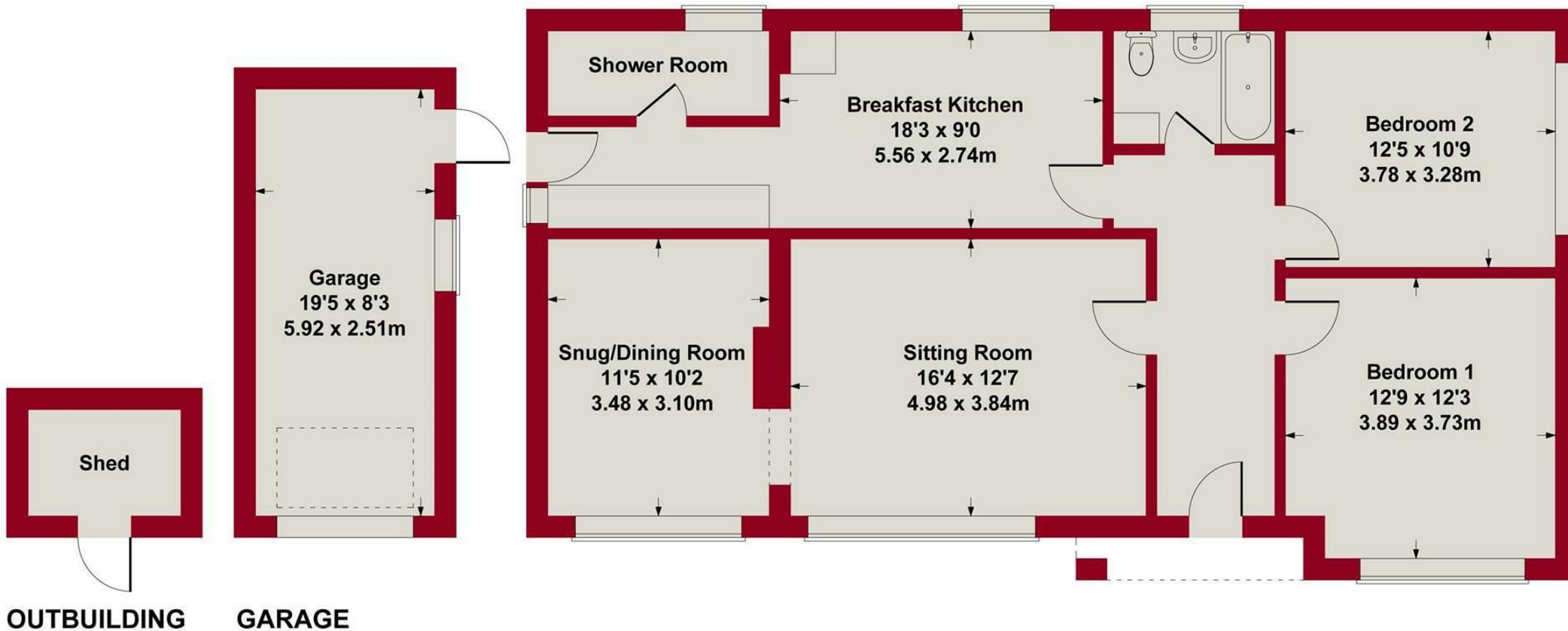
<https://www.gov.uk/search-register-planning-decisions>











**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		
	70	77
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.*

*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



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