



32 Swale Grove, Bingham, Nottinghamshire,
NG13 8YT

£325,000
Tel: 01949 836678

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

- Tastefully Presented Home
- Ensuite & Main Bathroom
- Modernised Open Plan Dining Kitchen
- Single Garage & Off Road Parking
- 3 Bedrooms
- Utility & Ground Floor Cloakroom
- Westerly Facing Rear Garden
- Cul-De-Sac Location

We have pleasure in offering to the market this well presented updated and reconfigured home occupying a pleasant position tucked away in this small cul-de-sac setting benefitting from established well stocked garden to the rear with a westerly aspect.

The property is tastefully presented throughout with contemporary decoration and modern fixtures and fittings and has benefitted from a reconfigured ground floor layout, offering an open plan dining kitchen which has been modernised with a generous range of units with a dual aspect and pleasant views into the garden. The sitting room is a pleasant main reception with French doors leading out into the rear garden and there is also a ground floor cloakroom and utility. To the first floor are three bedrooms, with the master bedroom having ensuite facilities, and a family bathroom.

As well as the main accommodation, the property occupies a delightful plot which has been lovingly established over the years, with a well stocked garden which catches the majority of the days sun, and offers a good degree of privacy. The courtyard area at the rear leads to the single garage and off road parking situated below an adjacent coach house.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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 LEADS TO THE MAIN ENTRANCE DOOR, WITH WOODGRAIN EFFECT FINISH AND DOUBLE GLAZED LIGHTS.

ENTRANCE HALL

15'3 x 7'8 max (4.65m x 2.34m max)

A pleasant initial entrance hall having attractive oak effect laminate flooring, spindle balustrade staircase rising to the first floor.

Further doors leading to;

SITTING ROOM

19'4 x 9'8 (5.89m x 2.95m)

A well proportioned space which benefits from a dual aspect with double glazed window to

the front and double glazed French doors leading out into the garden. Focal point of the room is contemporary fire surround and mantle with granite hearth and back, electric coal effect fire, continuation of oak effect laminate flooring.

OPEN PLAN DINING KITCHEN

19'4 x 9'2 (5.89m x 2.79m)

An attractive light an airy space which benefits from a dual aspect, having double glazed window to the front and rear,

Initial reception area is large enough to accommodate a dining table, having attractive limestone flooring, central heating radiator.

This area is open plan to the kitchen which has been thoughtfully modernised and fitted with a generous range of contemporary wall, base and drawer units providing an excellent level of storage, U-shape configuration of work surfaces, with inset bowl, sink and drainer unit with brush metal swan neck mixer tap, integrated appliances including 5 ring stainless steel finish gas hob, glass splashback, concealed hood above, plumbing for dishwasher, fan assisted oven, room for further free standing appliances, gas boiler concealed behind a cupboard door, continuation of limestone flooring, double glazed window over looking the rear garden.

UTILITY ROOM

6'9 x 4'0 (2.06m x 1.22m)

A really useful space having plumbing and housing for washing machine and space for tumble dryer above, built-in larder unit, limestone floor, double glazed door into the rear garden.

GROUND FLOOR CLOAKROOM

4'9 x 3'0 (1.45m x 0.91m)

Having a two piece suite comprising of close coupled WC, wall-mounted wash basin with chrome mixer tap.

RETURNING TO THE MAIN ENTRANCE HALL, A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

9'6 x 7'4 (2.90m x 2.24m)

Having westerly aspect into the garden, large enough to accommodate a small study area, having access to loft space above.

Further doors leading to;

BEDROOM 1

12'9 x 9'11 (3.89m x 3.02m)

A double bedroom benefitting from ensuite facilities, having built-in wardrobes, double

glazed window to the front.

Further door leading through into the;

ENSUITE SHOWER ROOM

7'3 x 6'7 (2.21m x 2.01m)

Having a three piece suite comprising large double width shower enclosure with glass sliding screen, wall-mounted shower mixer, close coupled WC, pedestal wash hand basin, double glazed window to the front.

BEDROOM 2

8'6 max x 11'11 max (2.59m max x 3.63m max)

Having an initial lobby area which opens out into a double bedroom, useful alcove ideal for free standing furniture, double glazed window to the front.

BEDROOM 3

9'8 max x 9'4 max (2.95m max x 2.84m max)

A further double bedroom having a westerly aspect into the rear garden, useful alcove ideal for free standing furniture, double glazed window

BATHROOM

6'5 x 6'5 (1.96m x 1.96m)

Having a white suite comprising of panelled bath with chrome mixer tap, wall-mounted shower, glass screen, close coupled WC, pedestal wash hand basin, double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position tucked away towards the end of a cul-de-sac location and benefitting from a westerly rear aspect. The property offers a low maintenance forecourt frontage with well stocked borders,

GARDENS

A delightful enclosed westerly facing garden which offers a good degree of privacy, enclosed to all sides with panelled fencing and brick walls, having an initial paved terrace leading on to a central lawn and further vegetable garden at the foot with raised timber edged borders. The garden is filled with an abundance of trees and shrubs including an apple tree, acer and beautiful wisteria on the rear elevation.

GARAGE

A courtesy gate from the rear garden gives access into a courtyard area to the rear and in turn to the property's private parking and garage.

TENURE

The property is Freehold, however the garage is on a separate title and is considered leasehold but is on a 999 year lease from 09/2009. This is very common with these properties where the garage is located away from the house within a courtyard setting.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E

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:-

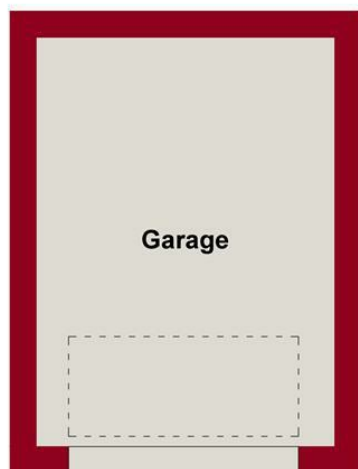
<https://www.gov.uk/search-register-planning-decisions>



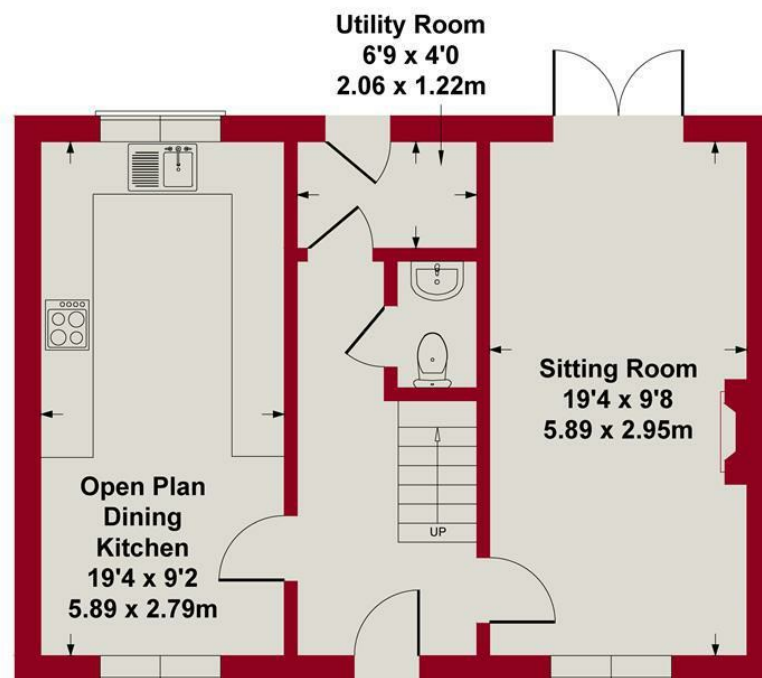




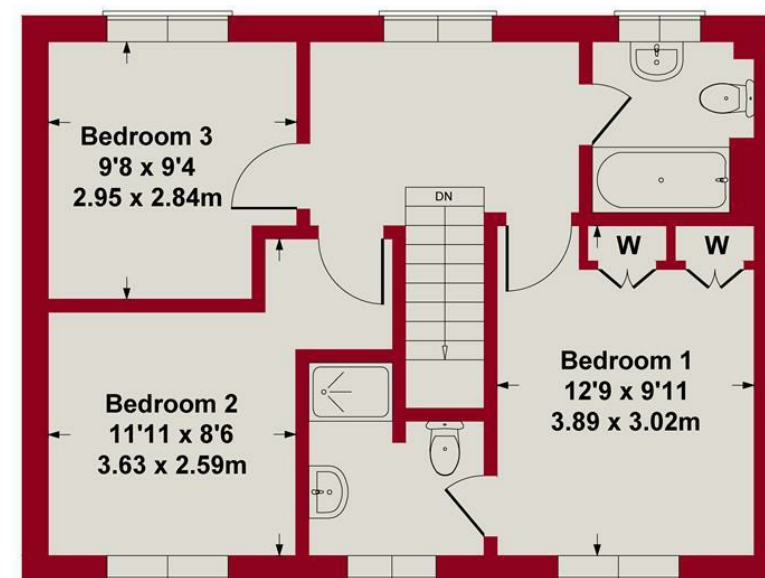




GARAGE



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
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 01949 836678



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