



97 Langdale Grove, Bingham,  
Nottinghamshire, NG13 8SS

Chain Free £129,950  
Tel: 01949 836678

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



An opportunity to purchase a freehold property within this popular market town, benefitting from no upward chain with a recent program of redecoration and new floor coverings, having gas central heating, UPVC double glazing, a relatively modern fitted kitchen and bathroom and tucked away off a small cul-de-sac with access to a communal parking area, the property also benefitting from its own garden.

The property offers around 400sq.ft. of accommodation comprising an initial enclosed storm porch leading through into the main L shaped reception which benefits from a dual aspect, having an open doorway into a fitted kitchen and a spiral staircase rising to the first floor where there is one dual aspect double bedroom and a bathroom.

These properties are perfect for single or professional couples, potentially those downsizing from larger dwellings or even buy to let investors.

### **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 DOUBLE GLAZED ENTRANCE DOOR LEADS THROUGH INTO:

### **INITIAL ENCLOSED PORCH**

5' x 2'8" (1.52m x 0.81m)

Having a further UPVC entrance door through into:

### **MAIN RECEPTION AREA**

12'11" max x 15'8" max (3.94m max x 4.78m max)



An L shaped open plan reception benefitting from a dual aspect with double glazed windows to both the side and front overlooking the property's own garden. The room having feature open tread staircase rising to the first floor, central heating radiator and an open doorway into:



### **KITCHEN**

5'5" x 6'7" (1.65m x 2.01m)



Fitted with a generous range of modern wall, base and drawer units with brushed metal fittings, having a U shaped configuration of laminate preparation surfaces, inset stainless steel sink and drain unit with chrome mixer tap and tiled splash backs, space and plumbing for washing machine, room for a further free standing appliance, free standing electric cooker with filter hood over and double glazed window to the front.

FROM THE RECEPTION AREA AN OPEN TREAD WROUGHT IRON STAIRCASE RISES TO THE FIRST FLOOR LANDING AND FURTHER DOORS LEADING TO:



## BEDROOM

13' x 8'2" (excluding wardrobes) (3.96m x 2.49m (excluding wardrobes))



A generous double bedroom benefitting from a dual aspect with double glazed window to the side and front, the room fitted with a good level of storage having built in wardrobe with hanging rail and sliding pocket door as well as a separate airing cupboard which houses the gas central heating boiler. In addition there is a central heating radiator and access to loft space above.

## BATHROOM

7' x 5'4" max (2.13m x 1.63m max)



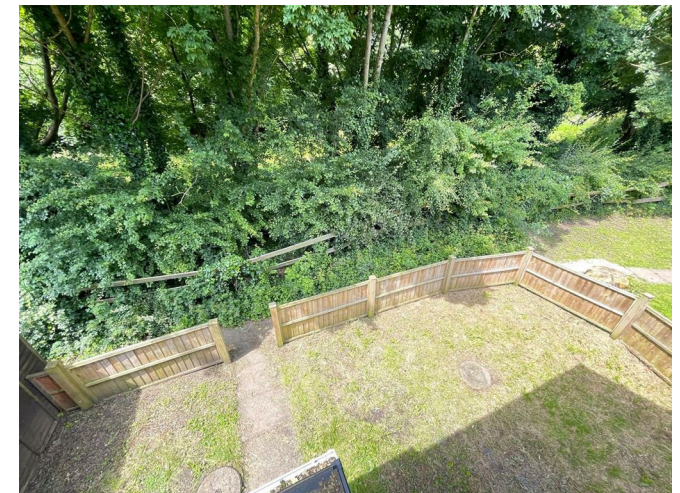
Having a white suite comprising panelled bath with chrome taps, glass screen and wall mounted electric shower, close coupled WC and pedestal washbasin, tiled splash backs, central heating radiator and obscured double glazed window to the front.

## EXTERIOR



The property is tucked away at the end of a small

cul-de-sac setting and benefitting from a westerly aspect. The property is accessed via an initial shared pathway which in turn leads to the private frontage of the dwelling which is mainly laid to lawn and is enclosed by feather edged board fencing, the front garden facing west and continues round to the side of the property, providing a reasonable outdoor space for this style of home and a blank canvas for those wishing to place their own mark on it. In addition there is off road parking in the parking area a short walk away.







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

Planning applications:-

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

### COUNCIL TAX BAND

Rushcliffe Borough Council - Band A

### 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.

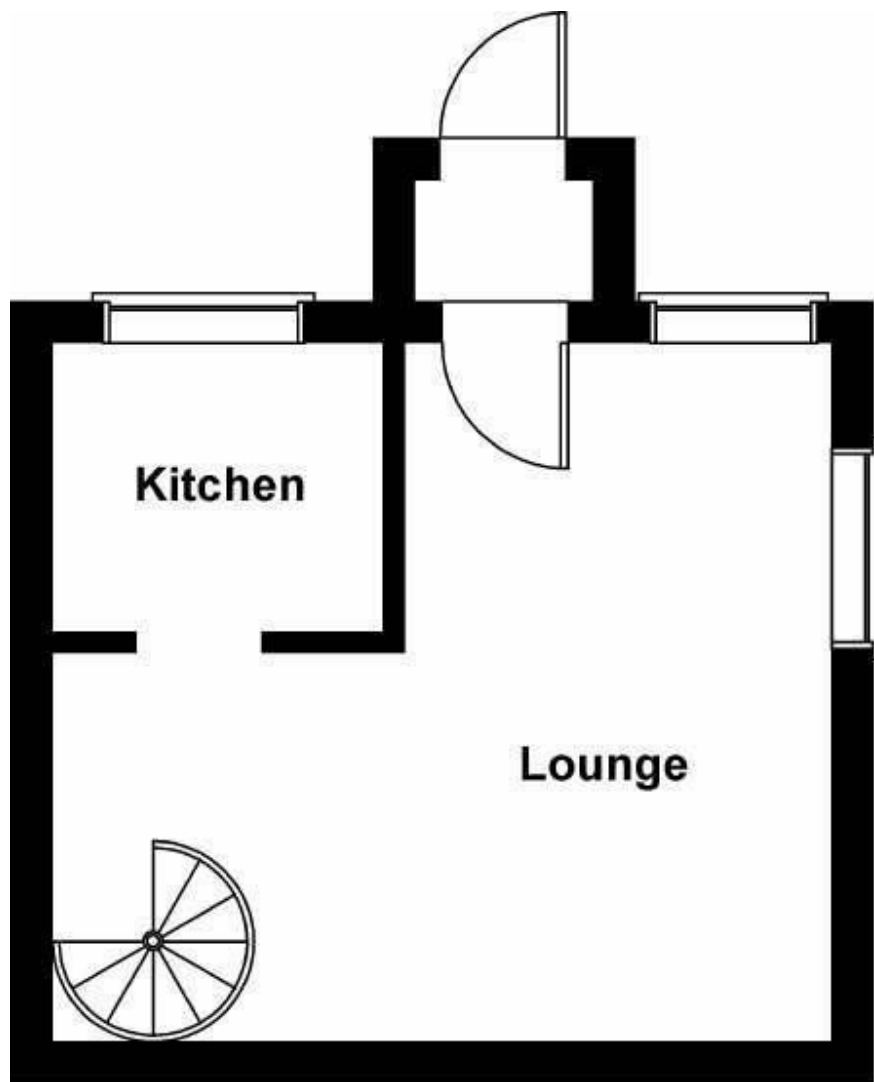
Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

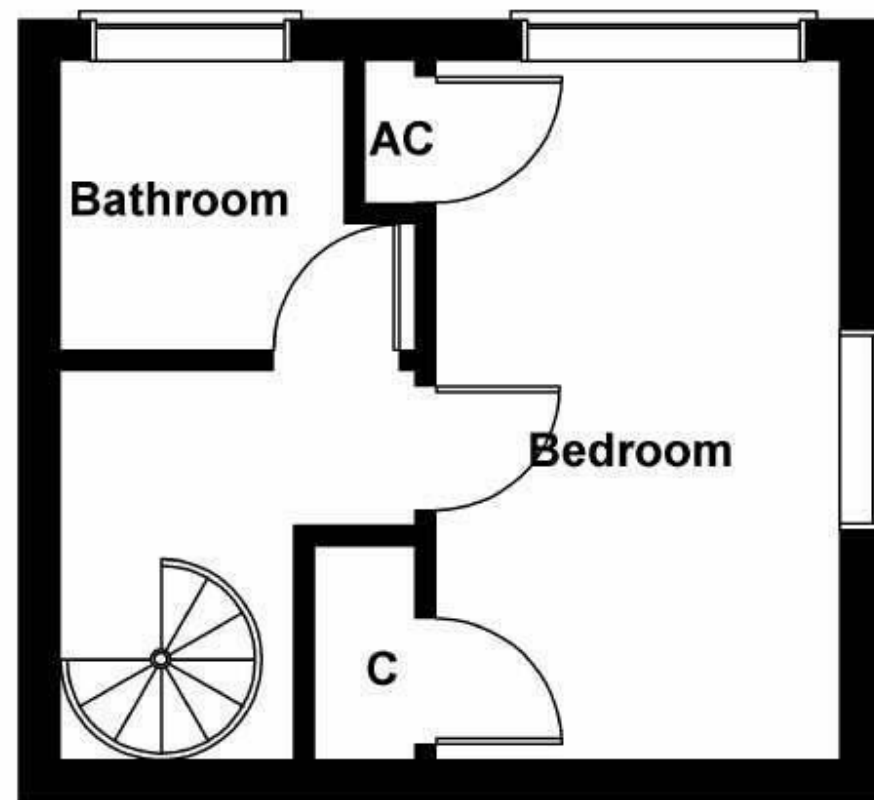
Broadband & Mobile coverage:-

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

School Ofsted reports:-



**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

[www.potterplans.co.uk](http://www.potterplans.co.uk)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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 <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.

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



**RICS**



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