



25 Squires Grove, Bingham, Nottinghamshire,
NG13 7AW

Chain Free £340,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Home
- Ensuite & Main Bathroom
- Large Open Plan Reception
- Off Road Parking
- Viewing Highly Recommended
- 3 Double Bedrooms
- Utility & Ground Floor Cloak Room
- Southerly Rear Aspect
- Popular Location

An excellent opportunity to purchase a tastefully presented detached contemporary home completed by Barratt Homes in 2021 to a well thought out design which provides three double bedrooms, the principle of which offers ensuite facilities, and separate family bathroom. To the ground floor a part open plan living/dining space links through into a tastefully appointed fitted kitchen and, in turn, a useful utility space with ground floor cloak room off. The property also benefits from a part conversion of the garage to provide a further utility area which, subject to consent, could offer further scope for full conversion into maybe a home office or similar reception type space but in its current guise provides an excellent storage/utility area.

In addition the property is neutrally decorated throughout, benefits from UPVC double glazing and gas central heating and occupies a pleasant south facing plot with a double width driveway. The remainder of what was the former garage provides a useful workshop/storage space. To the rear of the property is a pleasant south facing rear garden which is mainly laid to lawn but having an initial decked seating area and a further gravelled seating area at the foot. The majority of the garden is laid to lawn and is enclosed with feather edged board fencing, having established borders and a picket fence enclosed area which has previously utilised as a dog run but of course could be opened up back into the main garden.

Overall this is an excellent opportunity to purchase a modern, tastefully presented and versatile home within this popular development.

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 LEADS TO A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS AND, IN TURN, INTO:

INITIAL ENTRANCE HALL

3'11" x 4' (1.19m x 1.22m)

Having a staircase rising to the first floor landing and a further door leading through into:

SITTING ROOM

14'2" x 9'10" max (4.32m x 3.00m max)

A well proportioned space which is open plan to the dining area of the kitchen that combines to create an excellent everyday living/entertaining space benefitting from a dual aspect having a double glazed window to the front and French doors leading into the garden at the rear. This in turn leads to:

OPEN PLAN DINING KITCHEN

16'7" x 8'4" (5.05m x 2.54m)

A well proportioned light and airy space benefitting from a southerly aspect to the rear with access out into the rear garden via a pair of double glazed French doors. This area is large enough to accommodate a dining space which in turn is open plan to a fully fitted kitchen with a generous range of gloss fronted contemporary wall, base and drawer units with brush metal fittings and two runs of butcher's block effect work surfaces having inset stainless sink and drain unit with chrome mixer tap; integrated appliances include gas four ring Zanussi hob with stainless steel splash back and chimney hood over and single oven beneath; plumbing for dishwasher, space for free standing fridge freezer and double glazed window overlooking the rear garden.

The kitchen opens into:

UTILITY AREA

5'6" x 5' (1.68m x 1.52m)

A useful space having laminate preparation surface complementing the main kitchen, fitted base units, plumbing for washing machine, double glazed window overlooking the rear garden and a further door leading to:

GROUND FLOOR CLOAK ROOM

5'7" x 2'11" (1.70m x 0.89m)

Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash back.

Returning to the sitting room a door leads through into:

INNER LOBBY

Providing under stairs storage and in turn, leading into:

UTILITY/LOBBY SPACE

9'11" x 8'7" (3.02m x 2.62m)

A generous utility type space which has been subdivided from the rear of the garage, having power and light and cold water supply; also housing the gas central heating boiler and having double glazed exterior door to the side. The remainder of the garage provides a useful storage space but if the garage was required the partition wall could be removed and returned back to a single garage.

STORE

8'2" wide x 6'2" deep (2.49m wide x 1.88m deep)

Having up and over door and electric car charging point.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and, in turn, further doors leading to:

BEDROOM 1

14' x 9' max (4.27m x 2.74m max)

A well proportioned double bedroom benefitting from ensuite facilities having an attractive panel effect wall, double glazed window to the front and a further door leadint through into:

ENSUITE SHOWER ROOM

4'8" x 6'7" into shower enclosure (1.42m x 2.01m into shower enclosure)

Having a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted electric shower, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; double glazed window to the rear.

BEDROOM 2

10' x 12'6" min (3.05m x 3.81m min)

A further well proportioned double bedroom having an aspect to the front, built in wardrobes and double glazed window.

BEDROOM 3

9'2" max x 10'9" max (2.79m max x 3.28m max)

An L shaped room of generous proportions, currently utilised as a first floor office but would accommodate a double bed, having a double glazed window overlooking the rear garden.

MAIN BATHROOM

6'5" x 6'2" (1.96m x 1.88m)

Having a three piece modern suite comprising panelled bath with chrome mixer tap, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position within this now established area of the development, set back behind an open plan frontage which is partly laid to lawn with well stocked borders with a range of shrubs and a double width tarmacadam driveway providing off road car standing for two vehicles. To the rear of the property is a southerly facing garden enclosed in the main by feather edged board fencing and is partly divided by a picket fence providing a dog run but again this could be removed to open up the garden to its full width. The majority of the garden is laid to lawn with an initial paved terrace linking back into the dining area of the kitchen; a further seating area at the foot and timber edged borders with inset shrubs.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

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).

The Vendor has informed us that at the time of instruction, the current service charge for the communal areas of the development are £107.84, paid half yearly (i.e. £53.92 x 2)). Please note that this could be subject to review.

The garage was sub-divided with a stud wall in 2023. We understand this shouldn't be considered as a "habitable space" and would be relatively straight forward to return the garage back to its original layout.

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:-

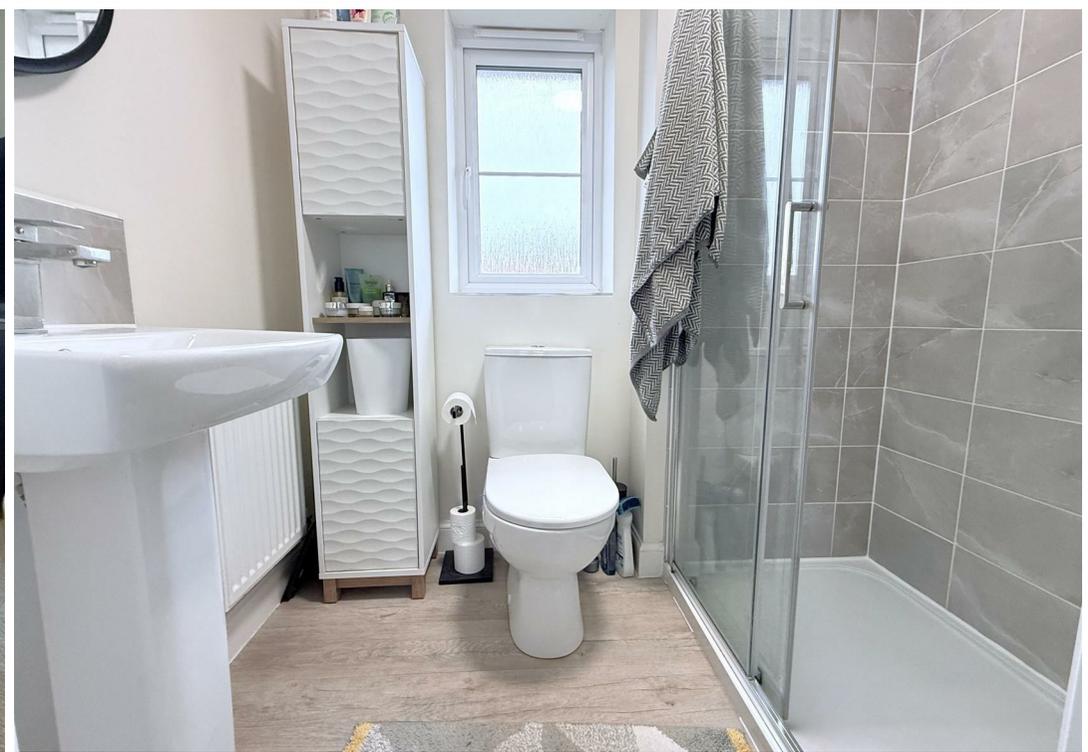
<https://reports.ofsted.gov.uk/>

Planning applications:-

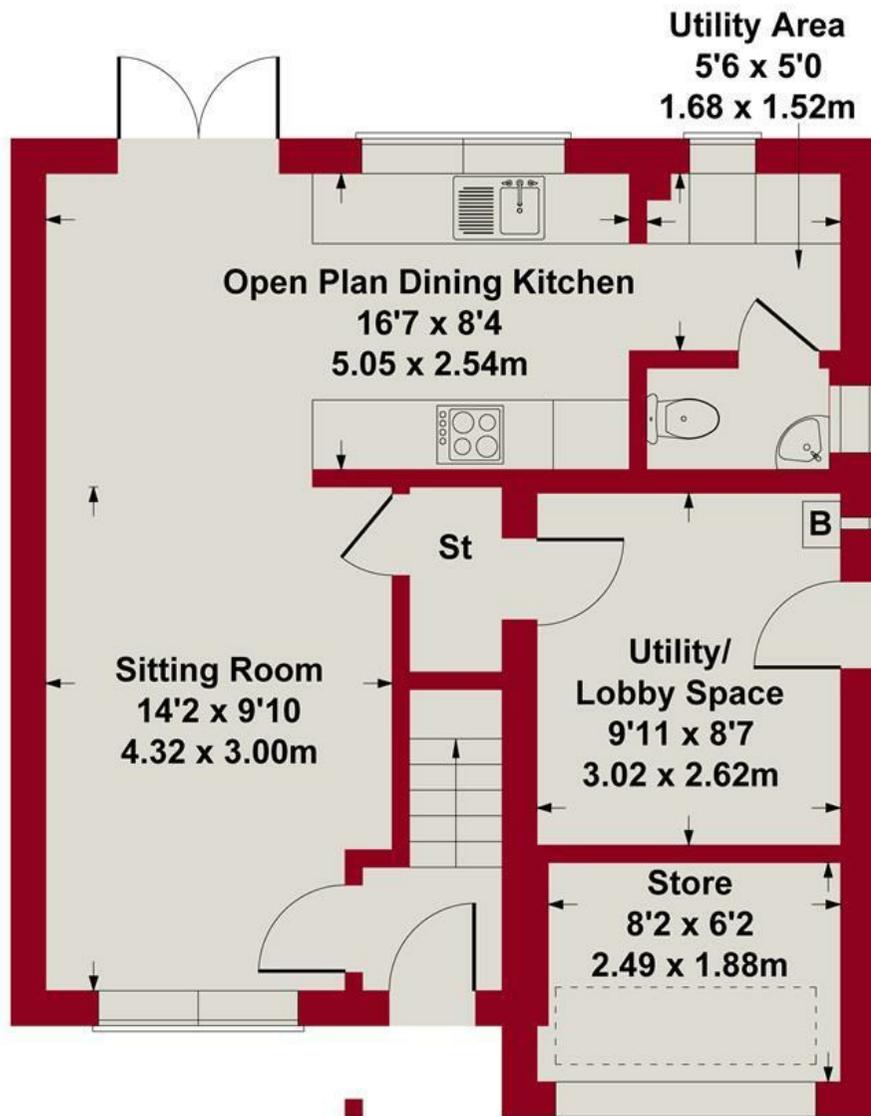
<https://www.gov.uk/search-register-planning-decisions>



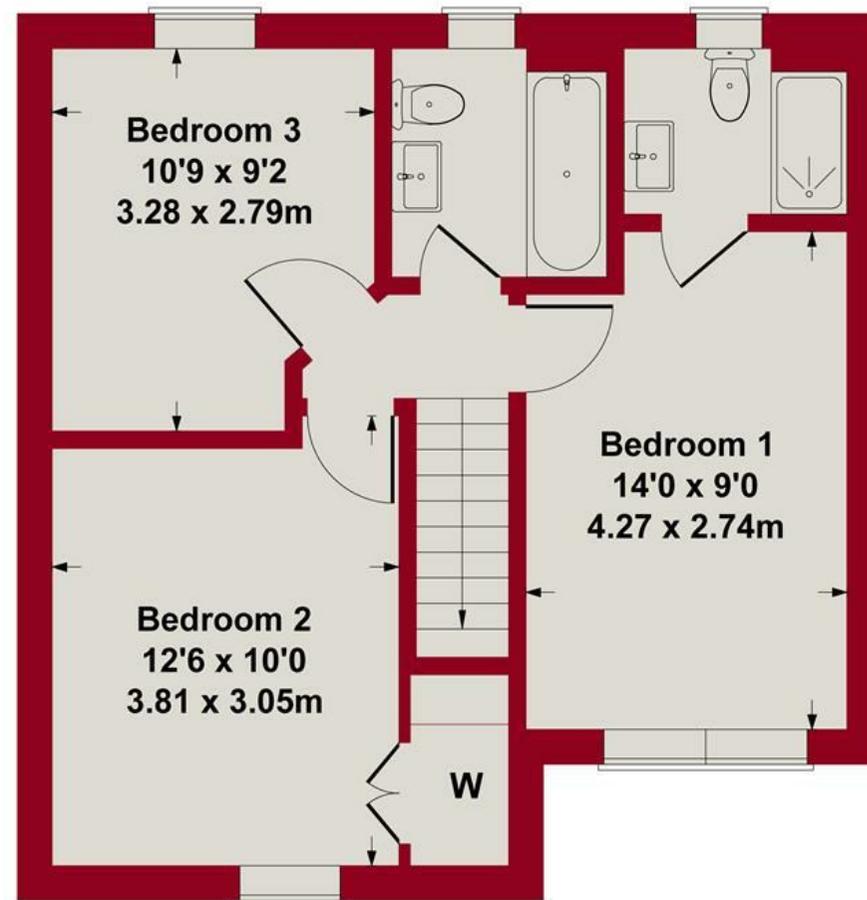








GROUND FLOOR



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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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 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



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



Surveyors, Estate Agents, Valuers, Auctioneers