



1 Larch Close, Bingham, Nottinghamshire,  
NG13 8GW

**£475,000**  
Tel: 01949 836678

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WATKINSON**  
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Surveyors, Estate Agents, Valuers, Auctioneers



Spacious family home with the option for separate self-contained accommodation - Perfect for modern family living. A significantly extended and reconfigured, link detached, family orientated home which has been altered over the years to create a fantastic level of space approaching 1,800 sq.ft.

The property is tastefully presented throughout with modern fixtures and fittings and relatively neutral decoration.

The accommodation extends to two main reception areas comprising a pleasant sitting room linking through into a garden/dining room at the rear which wraps round into a fitted kitchen which, combined, creates a wonderful open plan, everyday, living/entertaining space, flooded with light and linking out into the rear garden. In addition there is a useful ground floor utility and cloak room. To the first floor there are four double bedrooms plus an additional room leading off the main bedroom which is currently utilised as a dressing room but could potentially provide a fifth bedroom if required. The master suite is particularly unique, comprising a spacious main bedroom with ensuite facilities off and linking through into a dressing area but also having a kitchenette as well as its own staircase descending to the ground floor, giving it its own private access. This would allow this area of the property to be used for independent family living, those with extended families or teenagers.

As well as the internal accommodation the property occupies a pleasant corner plot with ample off road parking, an integral double garage and an enclosed, relatively low maintenance garden at the rear which benefits from a westerly rear aspect.

In addition the property is positioned within walking distance of local schools and amenities making it perfect for families. Viewing comes highly recommended to appreciate both the location and accommodation on offer.

### 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 STORM PORCH LEADS TO A UPVC DOUBLE GLAZED ENTRANCE DOOR WHICH, IN TURN, LEADS INTO:

### MAIN ENTRANCE HALL

9' x 11' max into stairwell (2.74m x 3.35m max into stairwell)



A pleasant initial entrance vestibule having a spindle balustrade staircase with half landing rising to the first floor with under useful under stairs storage beneath, central heating radiator concealed behind feature cover, wood effect laminate flooring and further doors leading to:



### GROUND FLOOR CLOAK ROOM

5'3" x 2'5" (1.60m x 0.74m)



Having a contemporary two piece white suite comprising close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs,



### SITTING ROOM

20' x 10'3" (6.10m x 3.12m)



A well proportioned reception which links through into the living/dining area of the kitchen and, combined, creates an excellent space. The room has an aspect to the front with central heating radiator, deep skirting, coved ceiling, feature fire surround and marble hearth and double doors leading through into:



### DINING ROOM

10' x 11' (3.05m x 3.35m)

A versatile space which could be utilised for a variety of purposes such as an additional sitting room or open plan dining area which leads through into the kitchen, having double glazed French doors and side lights leading out into the rear garden, deep skirting, coved ceiling and continuation of the wood effect laminate flooring.

An open doorway leads through into:



### DINING/BREAKFAST AREA

9'3" x 10'3" (2.82m x 3.12m)



A generous space which is open plan to the kitchen and has access out into the rear garden, having central heating radiator, continuation of the wood effect laminate flooring, double glazed windows, pitched polycarbonate roof and French doors.

An open doorway leads through into:





## KITCHEN

20'11" max x 10'5" (6.38m max x 3.18m)



A well proportioned space tastefully appointed with a generous range of Shaker style wall, base and drawer units having three runs of butcher's block effect oak preparation surfaces, inset ceramic sink with swan neck articulated mixer tap and integrated appliances including six ring gas hob with chimney hood over, twin ovens, fridge, freezer and dishwasher. A useful breakfast bar area provides a further working area and also informal dining. The room also having two central heating radiators and double glazed window overlooking the rear garden.

A further doorway leads through into:





## UTILITY ROOM

8'5" x 7'7" (2.57m x 2.31m)



Having fitted base units complementing the main kitchen with two runs of butcher's block effect laminate work surfaces, inset sink and drain unit with brush metal mixer tap, plumbing for washing machine, space for tumble dryer, continuation of wood effect flooring and UPVC exterior door into the garden.

A further courtesy door gives pedestrian access into:

## GARAGE

16'10" x 13' (5.13m x 3.96m)

Having twin up and over doors, power and light and also houses the gas central heating boiler.

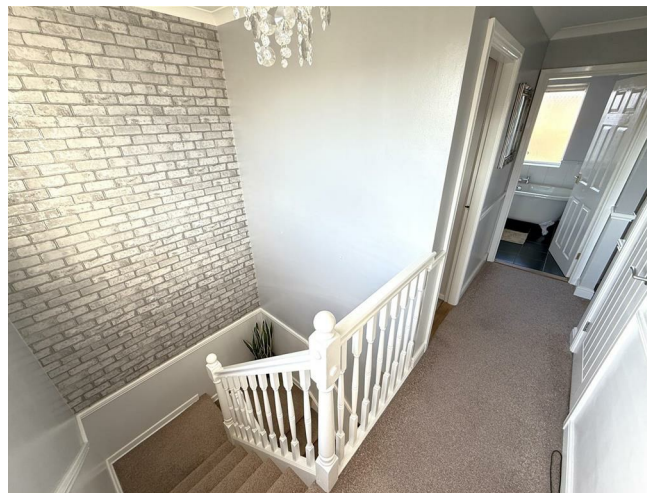
RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE WITH HALF LANDING RISES TO:

## FIRST FLOOR LANDING



Having a built in airing cupboard which also houses the hot water cylinder, access to loft space above and double glazed window to the front elevation.

Further doors lead, in turn, to:



## INITIAL CORRIDOR

6' x 2'11" (1.83m x 0.89m)

An initial walk through corridor which gives access to the ensuite and, in turn, the main bedroom, having central heating radiator and a further door leading to:

## ENSUITE SHOWER ROOM

6'2" x 3'7" (1.88m x 1.09m)



Having a modern three piece suite comprising quadrant shower enclosure with sliding glass screen and wall mounted shower mixer, close coupled WC and wall mounted washbasin, fully tiled walls and contemporary towel radiator.

RETURNING TO THE INITIAL CORRIDOR AN OPEN DOORWAY LEADS INTO:



## BEDROOM 1

17' x 10'7" (5.18m x 3.23m)



A well proportioned double bedroom which offers an additional dressing room/potential further bedroom off as well as kitchen facilities and secondary staircase descending to the ground floor. This area of the house was always intended as an annexe suite and could be ideal for multi-generational living, older children seeking independence or a guest suit for visiting friends and family. The room having central heating radiator and double glazed window to the front.

Further open doorways lead, in turn, to:



## DRESSING ROOM/BEDROOM 5

12'6" x 9' (3.81m x 2.74m)



A further well proportioned room which potentially could be utilised as a further bedroom but would make an excellent dressing room or cot room having built in wardrobes with sliding door fronts, shelved alcove to the side, central heating radiator and double glazed window overlooking the rear garden.





### L SHAPED KITCHENETTE

10'11" max x 7'10" max (3.33m max x 2.39m max)



Appointed with a generous range of contemporary, gloss fronted units providing a good level of storage, having U shaped configuration of laminate preparation surfaces, inset sink and drain unit with chrome swan neck mixer tap, integrated appliances including Zanussi induction hob with chimney hood over and single oven beneath, fridge and freezer, plumbing for washing machine and double glazed window to the side.

RETURNING TO THE MAIN BEDROOM A FURTHER DOOR GIVES ACCESS TO A SECONDARY STAIRCASE WHICH DESCENDS TO:



### LOBBY AREA

Having a central heating radiator and UPVC double glazed door which gives separate access to this area of the house making it ideal for annexe style facilities.

RETURNING TO THE FIRST FLOOR LANDING FURTHER DOORS LEAD TO:

### BEDROOM 2

10' x 11'2" (3.05m x 3.40m)



Having an initial corridor area which measures 6' x 3' and opens out into the main double bedroom. This is a light and airy room benefitting from double glazed windows to two elevations, central heating radiator and coved ceiling.







**BEDROOM 3**  
11'7" x 8'9" (3.53m x 2.67m)



Currently utilised as a first floor reception but makes a further double bedroom having deep skirting, central heating radiator and double glazed window to the front.

**BEDROOM 4**  
10'8" x 8'6" (3.25m x 2.59m)



A further double bedroom having aspect to the side with central heating radiator and double glazed window.



**BATH/SHOWER ROOM**  
8'8" x 6'4" (2.64m x 1.93m)



A well proportioned family bathroom having a four piece suite comprising quadrant shower enclosure with sliding double doors and wall mounted shower mixer, free standing contemporary ball and claw, roll top, double ended bath with centrally mounted mixer tap, close coupled WC with vanity surround and further vanity unit with inset washbasin, chrome mixer tap and tiled splash backs, contemporary towel radiator and obscured double glazed window to the rear.





## EXTERIOR



The property occupies a pleasant corner plot within this popular, established development with ease of access to the well regarded Carnarvon School as well as Toot Hill a short walk away. The property occupies a generous corner plot and benefits from a westerly rear aspect with the frontage being mainly open plan having a double width block set driveway providing off road car standing for two vehicles, leading to an integral double garage and lawned

area to the side. To the southerly corner is a raised brick edged border with an inset well maintained tree. The rear garden is enclosed by feather edged board fencing and brick walls, having an initial paved terrace providing a pleasant seating area with a south to westerly aspect, leading out onto a mainly lawned garden with purple slate borders providing a pleasant, relatively low maintenance outdoor space.

### DOUBLE GARAGE

17'5 x 14 (5.31m x 4.27m)

Double garage with twin up and over doors, power and light. Also housing the gas central heating boiler.

### COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

### 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>

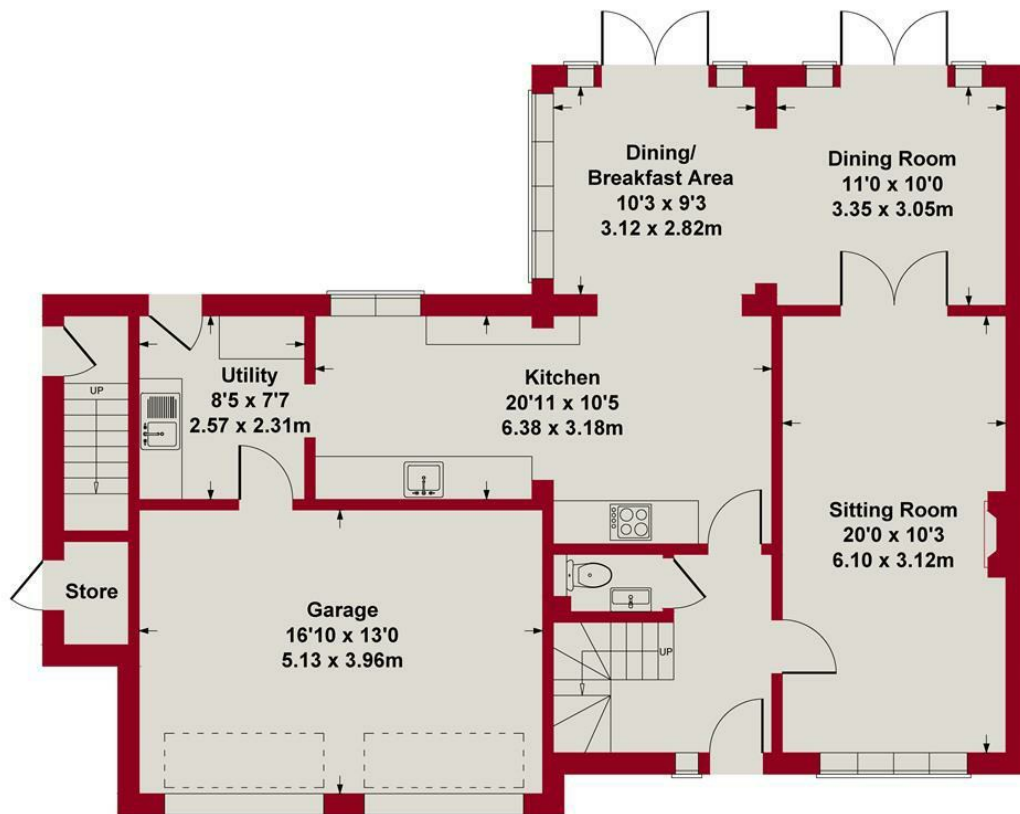
School Ofsted reports:-

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

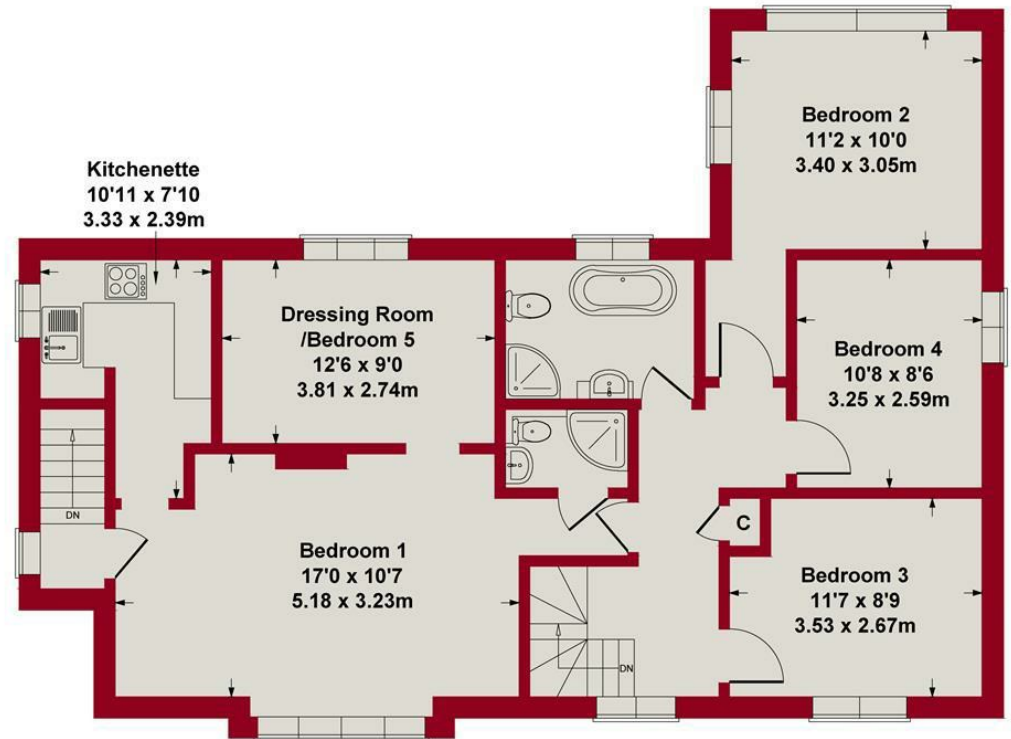
Planning applications:-

<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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		60
(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



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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**



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