



**8 Milburn Grove, Bingham, Nottinghamshire,
NG13 8SP**

Offers In Excess Of £300,000

Tel: 01949 836678

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

- Detached Family Home
- 3 Receptions Areas
- Contemporary Kitchen & Bathroom
- Landscaped Westerly Facing Rear Garden
- Reconfigured & Extended
- 3 Bedrooms
- Off Road Parking

We have pleasure in offering to the market this tastefully presented modernised detached family home which has benefitted from a general programme of upgrading over the years, as well as the useful conversion of the integral garage to create a further versatile reception area.

The accommodation comprises of an initial entrance porch leading through into an open plan living/dining room which gives access into the tastefully appointed kitchen, and from the dining area you access the garden room providing a further versatile reception space and looking into the rear garden. Off the inner hallway is the home office/playroom. To the first floor are three bedrooms all of which can accommodate a double bed, and contemporary bathroom.

As well as the internal accommodation, the property occupies a pleasant landscaped plot with low maintenance frontage providing off road parking for several vehicles. To the rear of the property is an enclosed westerly facing garden landscaped for low maintenance living with seating area, central lawn and outdoor kitchen.

In addition the property benefits from UPVC double glazing, gas central heating, neutral decoration and modern fixtures and fittings.

Overall viewing comes highly recommended.

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 COMPOSITE WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO THE INITIAL ENCLOSED;

STORM PORCH

5'9 x 3'4 (1.75m x 1.02m)

Having timber effect tile floor, double glazed window to the side.

Further door leading through into the;

SITTING ROOM

21'9 x 11'3 (6.63m x 3.43m)

A well proportioned open plan room, large enough to accommodate a dining area to the

rear. Focal point being Minton style fire surround with granite hearth and back, inset gas flame coal effect fire, double glazed window to the front.

Open doorway leading through into the;

KITCHEN

10'0 x 7'2 (3.05m x 2.18m)

Tastefully appointed with a generous range of contemporary wall, base and drawer units with brush metal fittings, U-shape configuration of work surfaces, stainless steel sink and drainer unit with chrome mixer tap, integrated appliances include stainless steel gas hob, single oven, plumbing for washing machine and dishwasher, space for under counter fridge, wall mounted gas central heating boiler, double glazed window over looking the rear garden.

FROM THE SITTING ROOM A FURTHER DOOR LEADS THROUGH INTO THE;

GARDEN ROOM

11'3 x 12'7 (3.43m x 3.84m)

A useful addition to the property providing a further versatile reception space currently utilised as formal dining having pitched insulated roof, double glazed open side lights and French doors into the rear garden, and central heating radiator. There is also a utility/breakfast area with a L-shaped laminate worksurface, which could make a useful study space, having built-in low level drawer units and space for under counter appliance.

RETURNING TO THE SITTING ROOM A DOORWAY LEADS THROUGH INTO THE;

INNER HALLWAY

9'4 into stairwell x 6'3 (2.84m into stairwell x 1.91m)

Having staircase with half landing rising to the first floor, useful under stairs storage cupboard.

Further door leading to;

PLAYROOM/OFFICE

16'0 x 8'7 max (4.88m x 2.62m max)

A versatile reception which makes a fantastic home office, or additional sitting/playroom, having electric heater, central heating radiator, double glazed window to the front.

FROM THE INNER HALLWAY A STAIRCASE WITH HALF LANDING RISES TO THE;

FIRST FLOOR LANDING

Having an initial landing area, access to loft space above, double glazed window to the side.

Further doors leading to;

BEDROOM 1

12'7 x 8'11 (3.84m x 2.72m)

A well proportioned double bedroom having double glazed window to the front.

BEDROOM 2

12'2 max x 8'5 (3.71m max x 2.57m)

A double bedroom benefitting from two double glazed windows over looking the rear garden.

BEDROOM 3

10'6 x 7'4 (3.20m x 2.24m)

Large enough to accommodate a double bed, having double glazed window to the front.

BATHROOM

7'6 x 7'1 (2.29m x 2.16m)

Appointed with a contemporary suite comprising of P-shaped shower bath with glass screen, wall mounted electric shower with both independent handset and rainwater rose over, close coupled WC, vanity unit with inset wash basin with chrome mixer tap, fully tiled walls, built-in airing cupboard which houses the hot water cylinder, double glazed window to the rear.

EXTERIOR

The property is set back from the close behind an open plan frontage which has been landscaped to maximise off road parking, benefitting from a large blockset effect driveway providing parking for 2-3 vehicles, which in turn leads to the front door, A courtesy gate to the side leads to an enclose westerly facing rear garden which is also landscaped to provide low maintenance living having various paved seating areas, central artificial lawn and outdoor kitchen area.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax 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).

Garage was converted in 2020 (we understand it doesn't have a building certificate).

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/>

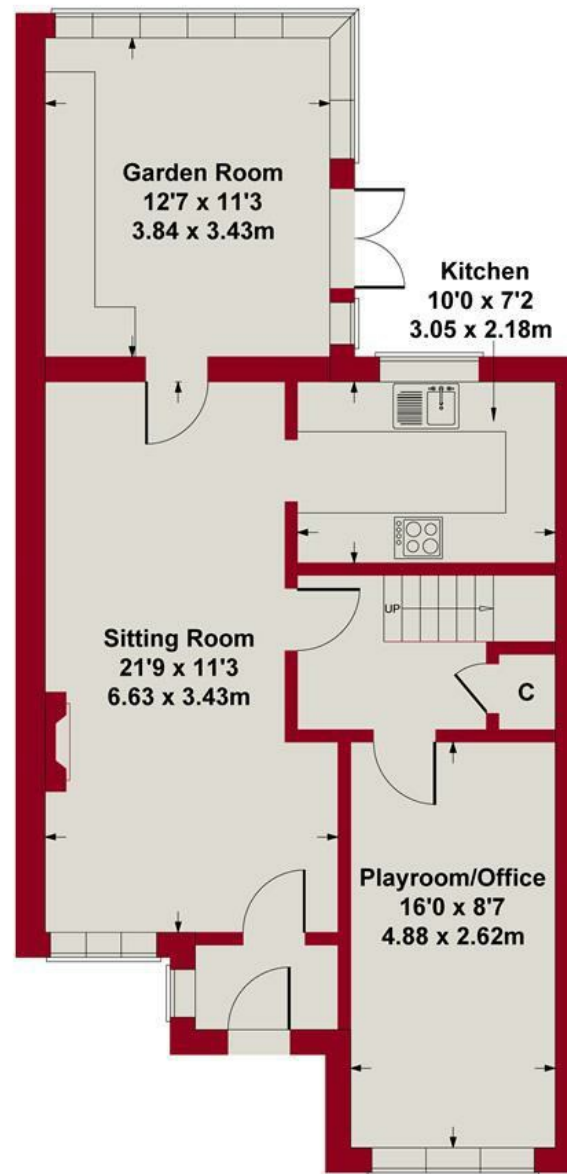
Planning applications:-

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

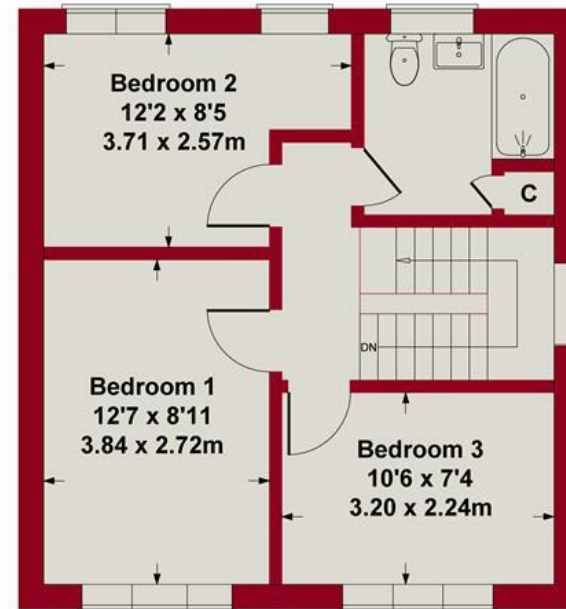








GROUND FLOOR



FIRST FLOOR

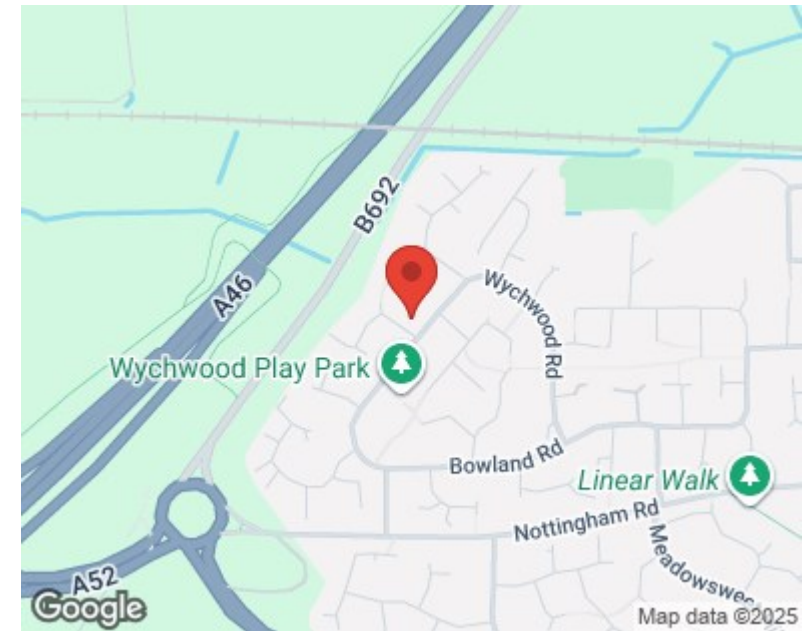
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



RICS



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

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers