



16 Widnall Drive, Bingham,
Nottinghamshire, NG13 7AR

£375,000
Tel: 01949 836678

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

BUY THIS PROPERTY THROUGH RICHARD WATKINSON & PARTNERS AND RECEIVE A £100 JOHN LEWIS VOUCHER

We have pleasure in offering to the market this immaculately presented detached family home located within this now establishing development, completed by Barratt Homes in 2020 with the balance of its NHBC warranty and has been beautifully maintained and tastefully decorated throughout.

The accommodation comprises initial entrance hall with cloakroom off, sitting room, open plan dining kitchen and adjacent utility. To the first floor there are four bedrooms, the master benefitting from ensuite facilities with a separate family bathroom.

The property is finished to Barratt's Kingsley design with clad gable end and brick elevations creating an attractive facade and benefits from UPVC double glazing and gas central heating.

The property is tucked away in a favourable position set back from Widnall Drive on a small close shared with only one other dwelling, overlooking an adjacent green and with landscaped gardens to the front and rear designed for low maintenance. There is a generous driveway providing off road car standing and single garage.

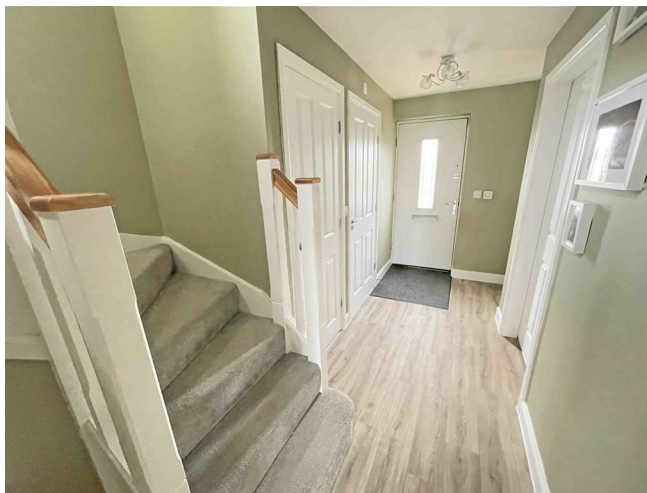
Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

AN ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

ENTRANCE HALL

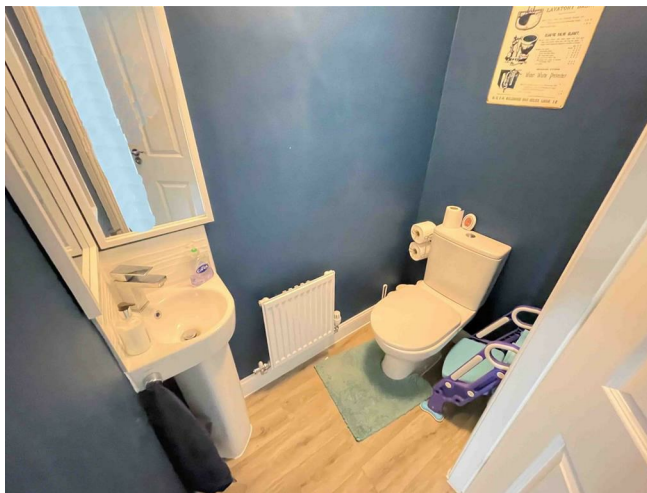
15'1 x 7'10 max (4.60m x 2.39m max)



Having wood effect flooring, useful built in storage cupboard and alcove, double glazed window to the side and door to:

CLOAKROOM

5'3 x 2'10 (1.60m x 0.86m)



Having close coupled wc, corner pedestal wash basin, central heating radiator.

SITTING ROOM

15'5 x 11'0 (4.70m x 3.35m)



A well proportioned reception having central heating radiator and UPVC double glazed window to the front.

DINING KITCHEN

19'4 x 11'9 (5.89m x 3.58m)



A well proportioned open plan space which benefits from aspect out into the rear garden with French door and double glazed sidelights. The initial dining area offers

central heating radiator and is open plan to the kitchen with a generous range of contemporary units, laminate preparation surfaces with inset stainless steel sink unit. Integrated appliances include gas hob with single oven beneath and stainless steel chimney hood over, integral fridge and freezer, dishwasher and door to:



UTILITY ROOM

5'7 x 4'4 (1.70m x 1.32m)

Having work surface with space under and plumbing for washing machine and tumble drier, UPVC double glazed window to the side.

FIRST FLOOR LANDING

Having built in airing cupboard and doors to:

BEDROOM 1

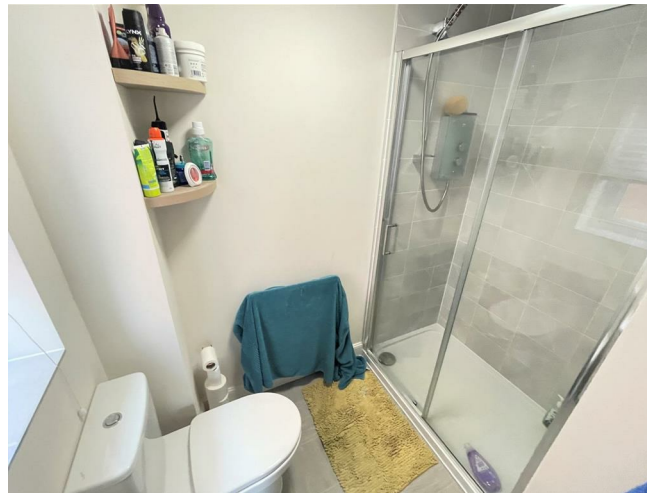
10'0 x 8'9 (3.05m x 2.67m)



Having fitted wardrobes, central heating radiator, UPVC double glazed window to the front and door to:

ENSUITE SHOWER ROOM

7'2 x 5'11 (2.18m x 1.80m)



Having double width shower enclosure with sliding screen and wall mounted electric shower, close coupled wc, wash basin and double glazed window to the side.

BEDROOM 2

10'3 x 10'0 (3.12m x 3.05m)



A further double bedroom having aspect into the rear garden, central heating radiator and UPVC double glazed window.

BEDROOM 3

9'2 x 8'11 (2.79m x 2.72m)



Again a double bedroom having aspect to the front, built in wardrobe, central heating radiator and UPVC double glazed window.

BEDROOM 4

8'11 x 6'9 (2.72m x 2.06m)

Overlooking the rear garden and having central heating radiator and UPVC double glazed window.

BATHROOM

6'5 x 5'6 (1.96m x 1.68m)



Having panelled bath, close coupled wc, pedestal wash basin, tiled splashbacks, central heating radiator and UPVC double glazed window to the side.

EXTERIOR



The property occupies a pleasant position tucked away in a small cul de sac setting and overlooking an adjacent green to the front. The frontage benefits from a good level of off road parking and the garden is landscaped to minimise maintenance with wood chipping borders with inset shrubs.

SINGLE GARAGE



Having up and over door and courtesy door into the rear garden.

REAR GARDEN

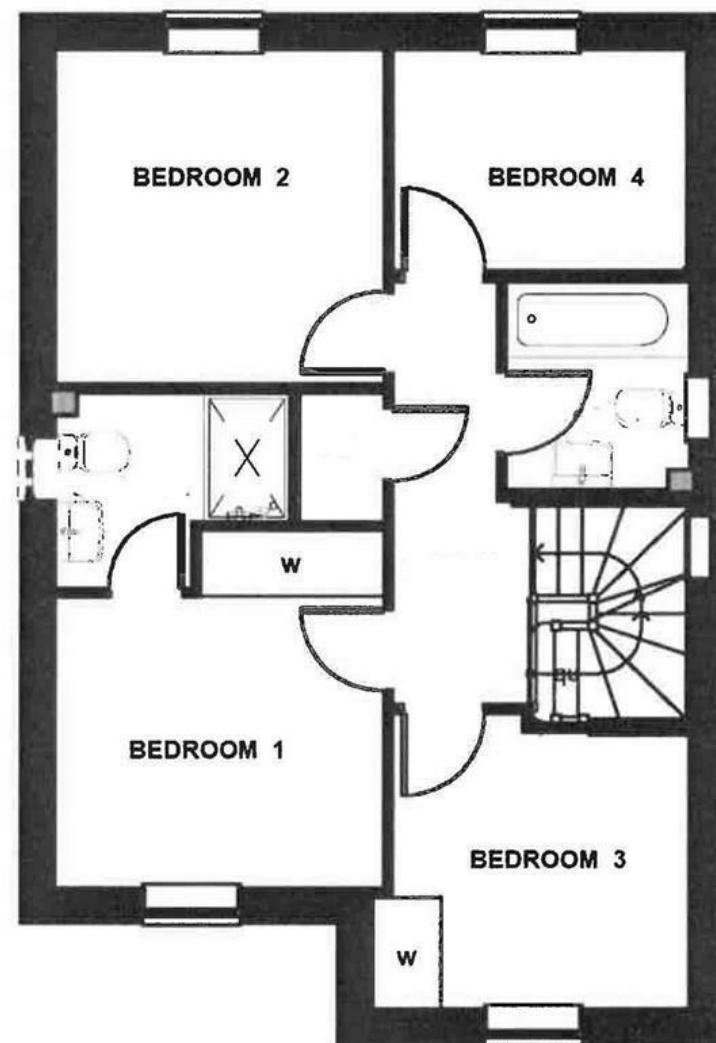
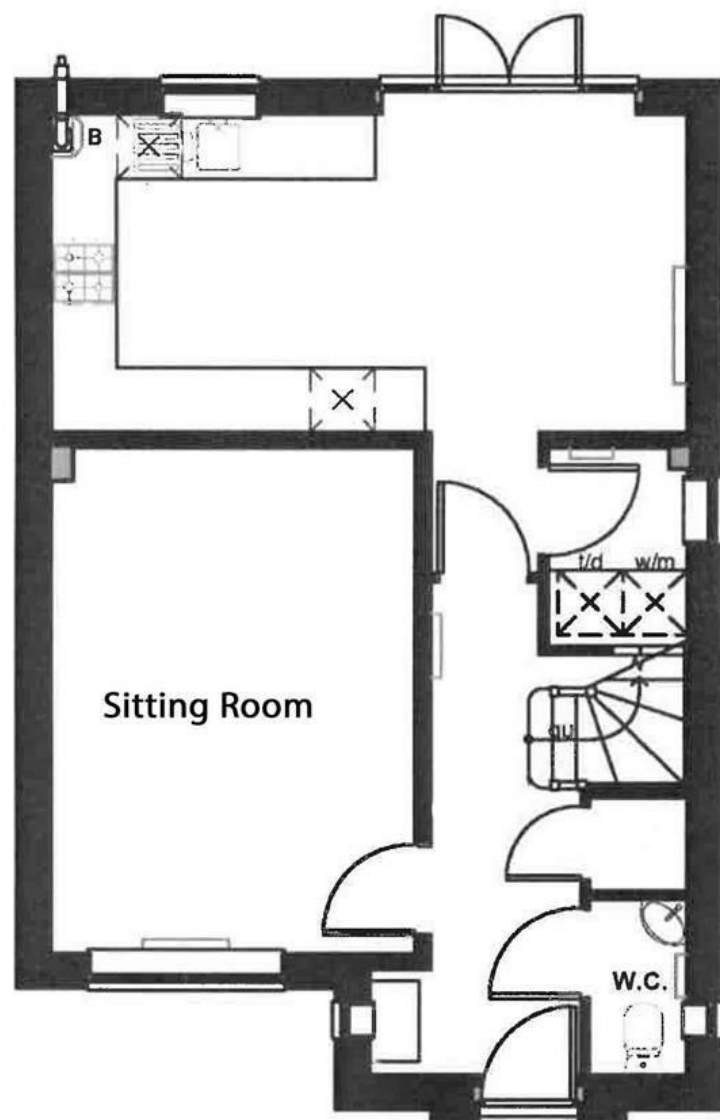


Again landscaped for low maintenance with artificial turf, raised timber edge borders, large paved terrace which links back into the dining area of the kitchen, there is a useful storage area at the rear of the garage.



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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



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