



17 Squires Grove, Bingham,  
Nottinghamshire, NG13 7AW

**£279,995**  
Tel: 01949 836678

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



We have pleasure in offering to the market this particularly well presented, semi detached home only completed by Barratt Homes in 2021 and therefore retaining the balance of it's NHBC warranty. It has been well kept by the current owners having neutral decoration throughout, integral blinds to the majority of the rooms, contemporary fixtures and fittings, UPVC double glazing, gas central heating and electric car charging point.

The property offers just in excess of 800sq.ft. of internal accommodation comprising an initial entrance hall with ground floor cloakroom off, pleasant dual aspect sitting room with windows to the front and side leading through into an open plan dining kitchen tastefully appointed with a generous range of units and integrated appliances, having French doors leading out onto a south westerly facing garden. To the first floor there are three bedrooms, the master benefitting from ensuite facilities, with separate family bathroom.

The property is tucked away in a small cul-de-sac setting within this now establishing development, benefitting from a good level of parking to the side as well as a pleasant, landscaped, south westerly facing rear garden with initial paved terrace, central lawn and established borders.

Overall this would be an excellent opportunity for a wide range of prospective purchasers whether they be single or professional couples, young families making use of the local schools or even, potentially, those downsizing from larger dwellings and looking for a modern, efficient home within walking distance of local amenities.

## 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.

AN ENTRANCE DOOR LEADS THROUGH INTO:

## INITIAL ENTRANCE HALL

Having staircase rising to the first floor and further doors leading to:

## GROUND FLOOR CLOAK ROOM



Having two piece white suite comprising WC and washbasin.

## L SHAPED LOUNGE

16'5" x 11'11" min (5.00m x 3.63m min)



A pleasant dual aspect reception having windows to both front and side elevations, central heating radiator and plantation style shutters.

A further door leading through into:

## DINING KITCHEN

14'11" x 9'5" (4.55m x 2.87m)



A generous space benefitting from a south westerly aspect into the garden having initial dining area with central heating radiator and French doors being open plan to the kitchen. Kitchen fitted a generous range of contemporary wall, base and drawer units having U shaped configuration of preparation surfaces, inset sink unit, integrated appliances including four ring gas hob with splash back behind and chimney hood over, single oven beneath, fridge, freezer, dishwasher and washing machine, under stairs storage couple and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

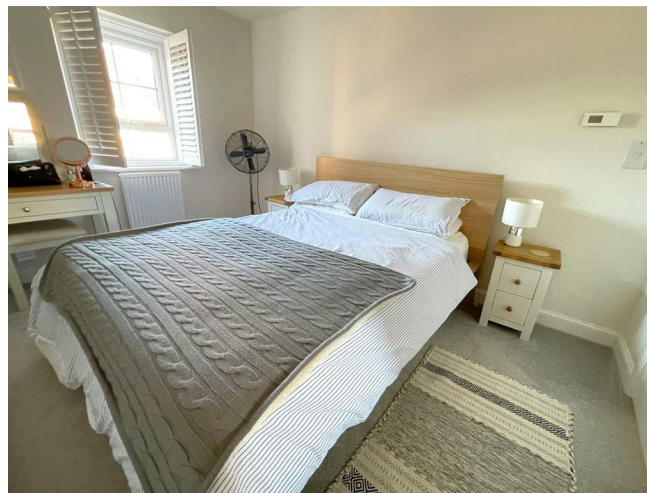
## INITIAL LANDING AREA



Having spindle balustrade, central heating radiator and doors leading to:

## BEDROOM 1

11'6" x 8'5" (excluding wardrobes) (3.51m x 2.57m (excluding wardrobes))



A double bedroom having built in wardrobe, central heating radiator and double glazed window to the front.

Further door leading to:

## ENSUITE SHOWER ROOM

8'3" max into shower enclosure x 4'7" (2.51m max into shower enclosure x 1.40m)



Having contemporary suite comprising large shower enclosure with sliding screen and wall mounted shower, close coupled WC, pedestal washbasin with chrome mixer tap, contemporary towel radiator, shaver point and double glazed window to the side.



### BEDROOM 2

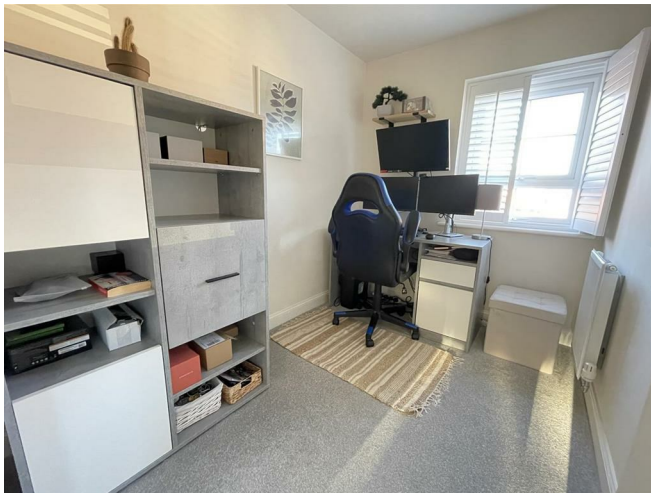
10'6" x 8'6" (3.20m x 2.59m)



Having aspect into the rear garden with central heating radiator and double glazed window.

### BEDROOM 3

8'11" x 6'3" (2.72m x 1.91m)



Having aspect to the front with central heating radiator and double glazed window.

### BATHROOM

6'2" x 5'7" (1.88m x 1.70m)



Having three piece suite comprising paneled bath with glass screen and wall mounted shower mixer over, close coupled WC, washbasin, contemporary towel radiator and double glazed window to the rear.

### EXTERIOR



The property occupies a pleasant position tucked away within a small cul-de-sac setting, set back behind an

established border with pathway leading to the front door. To the side of the property there is a driveway providing off road parking for two vehicles with electric charging point and timber courtesy gate leading into an enclosed south westerly facing garden having initial paved terrace, central lawn and established borders with inset shrubs.



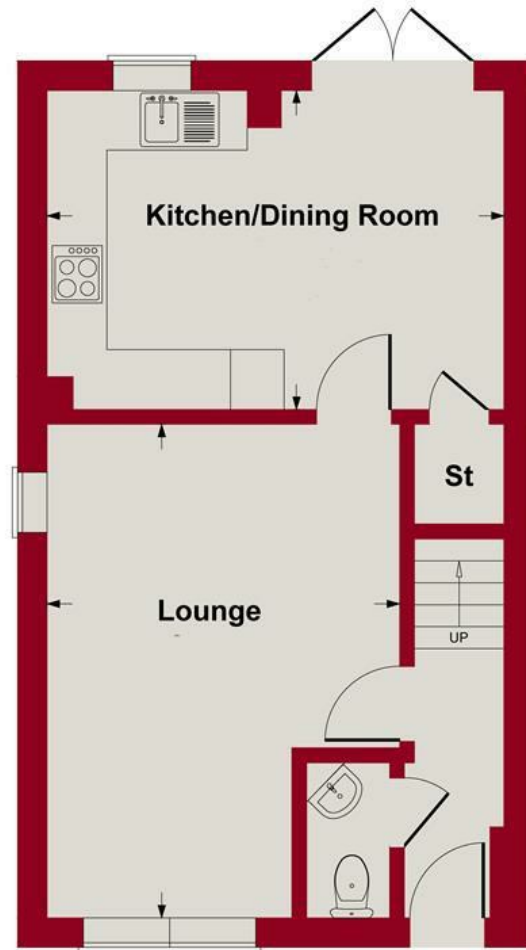
### COUNCIL TAX BAND

Rushcliffe Borough Council - Band C

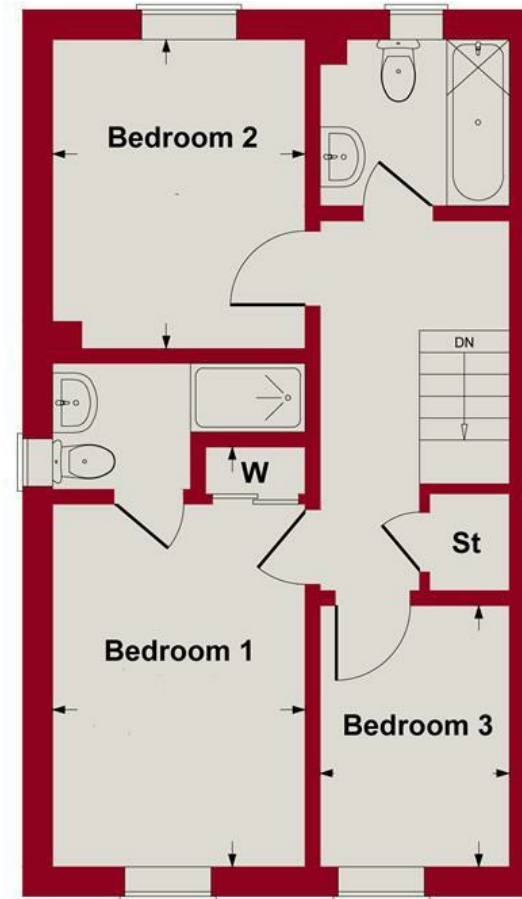
### TENURE

Freehold

Approximate Gross Internal Area  
818 sq ft - 76 sq m



**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.

 RICHARD  
WATKINSON  
PARTNERS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 <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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Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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