



14 Charlock Gardens, Bingham,
Nottinghamshire, NG13 8UH

Offers Over £215,000

Tel: 01949 836678

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

- Modern Mid-Townhouse
- Tastefully Modernised
- Off Road Parking
- Ideal First Time Buy
- 2 Double Bedrooms
- Updated Kitchen & Bathroom
- Enclosed Rear Garden
- Ease of Access to Local Amenities

We have pleasure in offering to the market this tastefully presented two doubled bedroomed mid-townhouse which has seen a thoughtful programme of updating, with modernised kitchen and bathroom and tasteful decoration. The property benefits from UPVC double glazing and gas central heating.

The accommodation comprises of an initial entrance hall leading through into the main reception and in turn the open plan dining kitchen which has been updated and is finished with shaker style units in attractive Heritage style coloured door fronts, with aspect out into the rear garden. To the first floor are two double bedrooms and bathroom which has been modernised with a contemporary three piece white suite and has Velux skylight and semi-vaulted ceiling which has allowed natural daylight into this central room.

As well as the internal accommodation, the property occupies a pleasant position within this popular established development, offering off road parking and with an enclosed well maintained garden to the rear.

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.

ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO THE INITIAL ENCLOSED;

ENTRANCE HALL

4'4 x 4'2 (1.32m x 1.27m)

Having cloaks hanging space, tiled floor.

Further door leading through into the;

SITTING ROOM

13'11 x 12'6 (4.24m x 3.81m)

A pleasant main reception with aspect to the front, having spindle balustrade staircase rising to the first floor, under stairs alcove beneath, central heating radiator, double glazed window to the front.

A further door leads through into an;

OPEN PLAN DINING KITCHEN

12'9 x 9'7 (3.89m x 2.92m)

A well proportioned space which looks out onto the rear garden, having initial reception area ideal for formal dining, double glazed patio door.

Open plan to;

KITCHEN

Recently refurbished and fitted with a range of wall, base and drawer units finished in Heritage style colours, U-shape configuration of quartz effect laminate worksurfaces, inset bowl, sink and drainer unit with chrome swan neck mixer tap, integrated appliances including NEFF four ring gas hob with concealed extractor above and single oven beneath. plumbing for washing machine, space for free standing fridge freezer, wood effect laminate flooring, and double glazed window to the rear.

RETURNING TO THE SITTING ROOM A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having access to loft space above.

Further doors leading to;

BEDROOM 1

12'6 max x 9'10 (3.81m max x 3.00m)

An L-shaped double bedroom with aspect to the front, built-in over stairs cupboard, useful alcove to the side, contemporary panelled wall, and double glazed window.

BEDROOM 2

12'7 x 6'10 (3.84m x 2.08m)

A further double bedroom currently utilised as a home office and dressing room, having fitted shelving with hanging rail, and double glazed window.

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

A light and airy space with light tunnel and Velux skylight providing natural daylight into this room. Tastefully appointed having been modernised with a contemporary three piece suite comprising of panelled bath with chrome mixer tap and wall-mounted shower mixer with independent handset and rainwater rose over, close coupled WC, vanity unit with inset washbasin and chrome mixer tap, and contemporary towel radiator.

EXTERIOR

The property occupies a pleasant position close to the entrance of this cul-de-sac setting. Set back behind an open plan frontage which is partly laid to lawn and with off road car standing for two cars and pathway leading to the front door. To the rear of the property is an enclosed garden with an initial paved terrace leading on to a central lawn with established borders and further seating area to the rear. All enclosed by panelled fencing

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage 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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

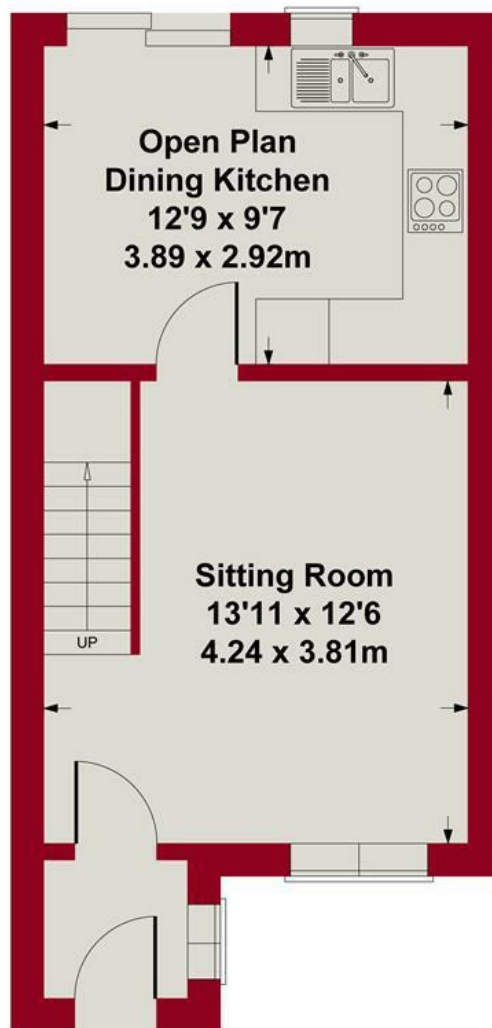
<https://reports.ofsted.gov.uk/>

Planning applications:-

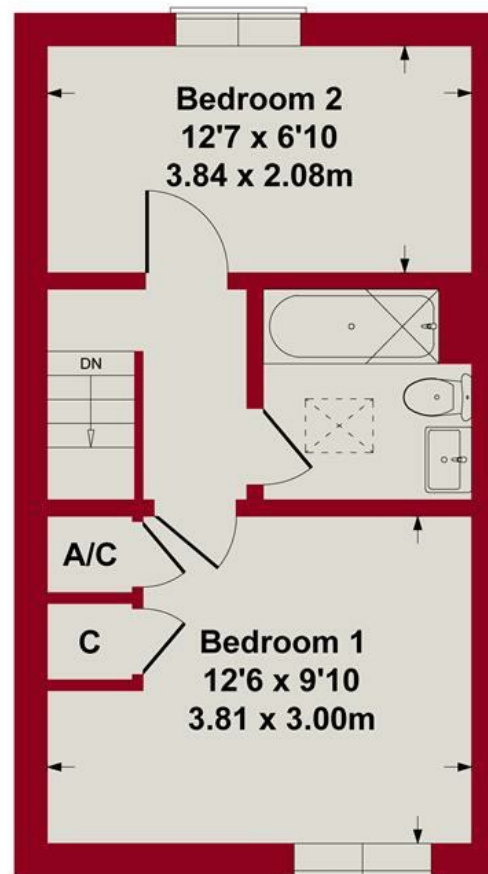
<https://www.gov.uk/search-register-planning-decisions>







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
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



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