



2 East Street, Bingham,  
Nottinghamshire, NG13 8DR

Guide Price £650,000

Tel: 01949 836678

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



We have pleasure in offering to the market this truly stunning detached period cottage offering a deceptive level of accommodation lying in excess of 2000 sq ft, tucked away within the Conservation Area overlooking St Mary's & All Saints Church.

This wonderful and versatile home has been sympathetically extended and renovated over recent years combining both traditional and contemporary elements, creating a truly fascinating home located in a quiet backwater but literally yards from the heart of the town and the wealth of local amenities and services.

The improvements have been carried out with a great deal of thought and attention to detail and over the years the property has been re-wired and re-plumbed, with replacement cottage style timber casement windows, upgraded bathrooms and bespoke hand crafted kitchen. Many of the rooms offer exposed beams, brickwork and floorboards and there is a sophisticated alarm system and cable TV making this an exceptional home.

The accommodation comprises timber storm porch leading into the entrance hall with an excellent of storage, cloakroom, study, the dining/living area is open plan to the well appointed kitchen creating a wonderful everyday entertaining space with French doors into the garden. There is a snug/TV room off the kitchen and the main sitting room offers exposed brick elevation with fireplace and the staircase to the first floor.

There are four double bedrooms, two with ensuite and the main family bathroom, the master suite having a walk-through dressing room, generous bedroom and ensuite facilities.

The property occupies a deceptive plot benefitting from a south to westerly aspect with large lawn and well stocked perimeter borders. There is a large paved terrace leading off the kitchen and which leads to a further covered seating area. Leading off East Street is access into a garage providing secure parking.

Overall viewing comes highly recommended to appreciate both the wonderful 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.

### STORM PORCH

7'9 x 5'4 (2.36m x 1.63m)



A traditional style timber framed storm porch with open doorway and flagged step, cottage style windows to the front and side and entrance door with leaded light leading through into:

### ENTRANCE HALL

12'5 x 7'5 (3.78m x 2.26m)



Having a wealth of storage with a range of built in cloaks and overhead cupboards, bench seat providing additional storage beneath with cloaks hanging and further storage cupboard above, limestone tiled flooring, central heating radiator and ledge and brace door to:

### CLOAKROOM

6'9 x 3'11 (2.06m x 1.19m)



Having a modern but traditional style suite comprising half flush wc, wall mounted wash basin, wall mounted cupboard, continuation of the limestone tiled floor, central heating radiator, double glazed window to the front.

## STUDY

11'4 x 6'9 (3.45m x 2.06m)



A versatile reception currently utilised as a home office, having light and airy dual aspect with double glazed windows to the side and rear, wall mounted shelving, oak desk with integral drawer units, continuation of the tiled floor, built in cupboard, central heating radiator.

## LIVING / DINING KITCHEN

25'0 x 13'0 overall (7.62m x 3.96m overall)



Comprising an initial dining reception area leading up into a farmhouse style kitchen which combined creates an excellent everyday living/entertaining space, flooded with light benefitting from windows to three elevations including French doors leading out onto the rear garden.

## DINING RECEPTION

10'10 x 13'9 (3.30m x 4.19m)



Having high beamed ceiling, oak effect Amtico flooring, tongue and groove style panelling, inset downlighters to the ceiling, central heating radiator and multi-pane window to the side. A brick step with large open doorway leads into:

## BREAKFAST KITCHEN

13'5 x 13'2 (4.09m x 4.01m)



Appointed with a generous range of hand crafted farmhouse style bespoke units, granite preparation surfaces, timber drainer unit with under mounted Belfast

style sink, tumbled marble tiled splashbacks, central island unit providing an informal dining area and additional preparation surface. Aga range with exposed chimney effect feature above, heavily beamed ceiling, inset downlighters, flagstone flooring, multi-pane windows to the side and large open doorway leading through into:



## GARDEN ROOM / SNUG

14'9 x 7'0 (4.50m x 2.13m)



A versatile reception space having limestone tiled floor, inset downlighters and integrated speakers to the ceiling, contemporary column radiator, bespoke hand made dresser unit providing a good level of storage, wiring for wall



mounted flat screen TV, double glazed windows and French doors leading into a courtyard garden at the rear.

From the kitchen a further cottage latch door leads through into:

### SITTING ROOM

16'10 x 13'4 (5.13m x 4.06m)



A beautiful room offering a wealth of character and features having high beamed ceiling, the focal point of the room is an exposed brick elevation with fireplace having raised hearth and inset solid fuel stove, wide exposed floorboards, dual aspect with windows to both the rear and front elevations overlooking the church, central heating radiator, understairs alcove giving access to an additional storage cupboard and staircase rising to the first floor. A further door gives courtesy access into the garage.

FROM THE SITTING ROOM A STAIRCASE RISES TO THE FIRST FLOOR:

### GALLERIED LANDING



Having high part pitched ceiling, three multi-pane windows overlooking the church, built in storage cupboard, two column radiators, exposed floorboards and cottage latch doors to:



### MASTER SUITE

Having initial walk-through dressing area:

### DRESSING AREA

11'6 x 6'0 (3.51m x 1.83m)



Beautifully appointed and flooded with light having large Velux window to the part pitched ceiling and additional window to the rear, range of bespoke furniture with built in wardrobes, vanity unit, drawer units, column radiator and cottage latch door into:

### BEDROOM 1

12'5 excl w/robe x 15'7 (3.78m excl w/robe x 4.75m)



A well proportioned double bedroom having dual aspect with two windows and two Velux skylights, integrated wardrobe with reclaimed pine door fronts, column radiator and door to:

### ENSUITE SHOWER ROOM

9'10 x 3'9 (3.00m x 1.14m)



Appointed with a double width shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, two piece Vitra suite comprising vanity unit with inset wash basin, half pedestal wc with concealed cistern, porcelain tiled walls and floor with underfloor heating, contemporary towel radiator, inset downlighters to the ceiling and double glazed window.

### BEDROOM 2

21'9 max x 9'11 max (overall) (6.63m max x 3.02m max (overall))

A further well proportioned double bedroom having initial entrance corridor (9'7 x 3'3) which gives access into an ensuite shower room and leads into the bedroom:

### BEDROOM

12'2 x 10'0 (3.71m x 3.05m)



Having part pitched ceiling with inset downlighters and skylight, multi-pane window to the rear, deep skirting, column radiator.

### ENSUITE SHOWER ROOM

8'2 x 6'3 (2.49m x 1.91m)



Appointed with a large walk-in shower enclosure with glass screen and wall mounted shower mixer with rainwater rose over, wall mounted vanity unit with inset wash basin, half pedestal wc with concealed cistern, porcelain tiled floor and walls with underfloor heating, part pitched ceiling with inset skylight and downlighters, contemporary towel radiator and useful shelved alcove.

### BEDROOM 3

10'8 x 13'4 (3.25m x 4.06m)



A further double bedroom overlooking the garden and having a generous range of integrated furniture including wardrobes and overhead storage cupboards with central vanity area, central heating radiator and multi-pane window.

### BEDROOM 4

13'4 x 9'7 (4.06m x 2.92m)



Again a double bedroom having exposed brick elevation with feature fireplace, wiring for wall mounted TV, built in wardrobe, access to loft space, central heating radiator and multi-pane window.



## BATHROOM

10'0 x 9'0 (3.05m x 2.74m)



A stunning room appointed with a double ended bath inset into a tiled surround with mixer tap and integral shower handset, separate walk-in shower enclosure with wall mounted shower mixer and rainwater rose over, half pedestal wc with concealed cistern, wall mounted Vitra vanity unit with inset wash basin, tiled floor and walls, contemporary towel radiator and additional column radiator, built in airing cupboard, inset downlighters and skylight to the ceiling, two internal leaded stained glass lights into the landing.

## EXTERIOR



The property occupies a delightful setting right at the heart of the town with wonderful outlook onto the adjacent church. To the rear of the property located off East Street there is a vehicular access into the:

## GARAGE

21'10 x 10'7 (6.65m x 3.23m)



Having electric up and over sectional door, power and light, plumbing for washing machine with space for tumble drier above, Belfast sink with hot and cold water, inset downlighters to the ceiling and multi-pane window to the side. Please note that the blockset driveway does not belong to this property and cannot be used for parking.

## GARDENS



The main access is via a pedestrian walkway adjacent to the church where a timber ledge and brace gate leads into a beautiful private garden, benefitting from a south to westerly aspect and being generous by modern standards, with initial sleeper edged steps leading down onto a large paved and block set terrace with flagstone seating area and linking back into the living area of the kitchen as well as leading round to a further courtyard style garden.







A sleeper edged retaining wall leads up on to a large lawned garden with established trees and shrubs, well stocked perimeter borders and two sides enclosed by brick walls creating a private and secure space.



Within the garden are two brick outbuildings one being open sided and providing an outdoor seating area with heating, making it useable all year round.

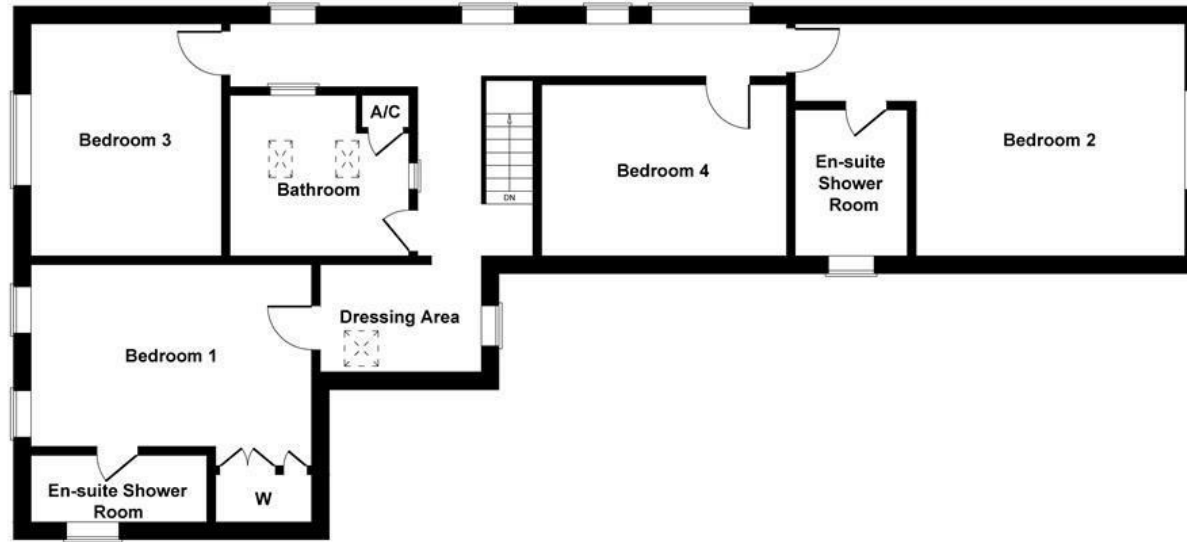


To the foot of the garden is a further workshop/store, formerly a stable block which has been timber clad with open log store, central workshop area with power and light.

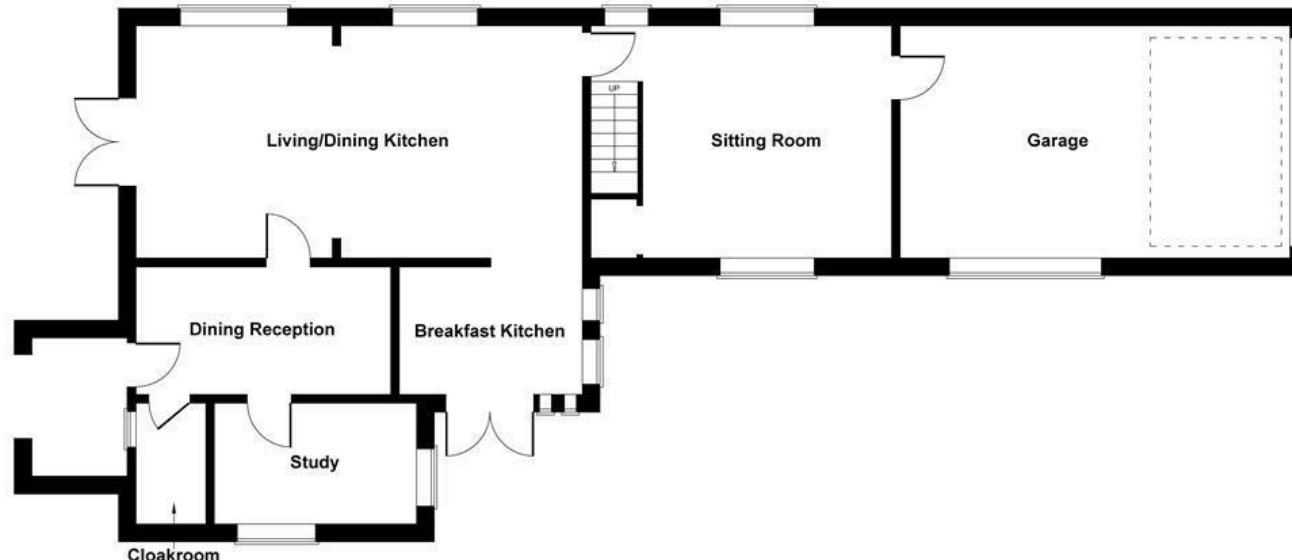


**COUNCIL TAX BAND**

Rushcliffe Borough Council - Tax Band tbc



FIRST FLOOR



GROUND 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		
	81	84
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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