



8 Rothbury Grove, Bingham,  
Nottinghamshire, NG13 8TG

**£350,000**  
Tel: 01949 836678

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



A fantastic opportunity to acquire a detached modern family home located in this popular established residential development situated on a generous corner plot which benefits from a westerly aspect to the rear.

This versatile home offers four bedrooms and two main receptions and has seen a tasteful programme of modernisation to include refitted contemporary ensuite, main family bathroom and ground floor cloakroom, having quartz work surfaces in the kitchen and upgraded Worcester Bosh boiler, and UPVC double glazing. Fibre cable is being installed to the house on 01 June, so there will also be super fast broadband at the property.

The accommodation is well laid out and comprises of an initial entrance hall, ground floor cloakroom, two receptions including sitting room with attractive walk-in bay window and feature fireplace, separate formal dining room with access out into the rear garden, breakfast kitchen and generous utility room. To the first floor are four bedrooms, three being generous doubles, the master bedroom benefitting from ensuite facilities, and separate family bathroom.

As well as the accommodation on offer, the property occupies a pleasant plot with ample off road parking and integral double garage, and open plan mainly lawned gardens running to the front and side. The rear garden offers a pleasant outdoor space and is generous by modern standards, with a westerly aspect and enclosed to all sides.

Overall this is an excellent opportunity to purchase a well thought out, well presented home within this highly regarded and well served market town.

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 OPEN FRONTED PORCH WITH FLAGGED STEP AND UPVC DOUBLE GLAZED ENTRANCE DOOR LEADING TO;

### ENTRANCE HALL

17'0 x 6'0 (5.18m x 1.83m)

A well proportioned initial entrance hall having oak effect laminate flooring, central heating radiator, coved ceiling, spindle balustrade staircase rising to the first floor landing, under stairs alcove.



Further doors leading to;

### GROUND FLOOR CLOAKROOM

6'6 x 3'5 (1.98m x 1.04m)

Beautifully appointed having been tastefully modernised with a contemporary suite, comprising of close coupled WC, tiled & mirrored splashbacks, generous run of integrated vanity units providing useful storage, vanity surface over with contemporary rectangular wash basin and chrome mixer tap, contemporary radiator, tiled floor, UPVC double glazed window to the rear.



### SITTING ROOM

15'2 (plus 2'10 for bay) x 12'10 (4.62m (plus 0.86m for bay) x 3.91m)

A well proportioned reception have pleasant bay window to the front, feature fire surround and mantle with finished stone Minton style fireplace, inset electric coal effect fire, coved ceiling, central heating radiator.



### DINING ROOM

12'9 x 10 (3.89m x 3.05m)

A good sized reception ideal as formal dining, having access out into the rear garden, coved ceiling, oak effect laminate flooring, central heating radiator, UPVC double glazed window.



### BREAKFAST KITCHEN

12'0 x 10'5 (3.66m x 3.18m)

An L-shaped kitchen, offering a generous level of built-in wall and base units with oak door fronts and brush metal fittings, generous run of quartz granite work surfaces with inset resin bowl sink and drainer unit, chrome mixer tap, tiled splashbacks, integral breakfast bar providing informal everyday dining, space for free-standing fridge freezer, integrated stainless steel finish Neff four ring gas hob with single oven beneath, filter hood over, tiled floor, two UPVC double glazed windows overlooking the rear garden.



A further door leads through into the;

### UTILITY ROOM

9'8 x 7'8 (2.95m x 2.34m)

A generous utility giving access into the rear garden, having fitted base unit, three quarter height larder unit, rolled edge laminate work surface, inset stainless steel sink and drainer unit, plumbing for washing machine, space for further free standing appliance, central heating radiator, tiled floor, wall-mounted upgraded Worcester Bosh gas central heating boiler, UPVC double glazed window to the rear, external door.

RETURNING TO THE MAIN ENTRANCE HALL, A SPINDLE BALUSTRADE STAIRCASE RISES TO THE;

### FIRST FLOOR LANDING

Having access to loft space above, built-in airing cupboard providing useful storage.

Further doors leading to;

### BEDROOM 1

14'2 x 12'11 max (4.32m x 3.94m max)

A well proportioned double bedroom benefitting from ensuite facilities, having central heating radiator, UPVC double glazed window to the front.



A further door leads into the;

### ENSUITE SHOWER ROOM

7'7 x 6'8 (2.31m x 2.03m)

Tastefully appointed having been beautifully modernised with a contemporary suite comprising of large double length shower enclosure with glass screen, chrome wall-mounted shower mixer with rose over, close coupled WC, built-in vanity unit with moulded resin vanity surface with wash basin and chrome mixer tap, storage beneath, fully tiled walls and floor, chrome contemporary towel radiator, UPVC double glazed window to the front.



### BEDROOM 2

14'2 x 10'4 (4.32m x 3.15m)

A double bedroom having central heating radiator, two UPVC double glazed windows to the front.





### BEDROOM 3

11'4 x 11'5 max (3.45m x 3.48m max)

A further L-shaped double bedroom having central heating radiator, UPVC double glazed window with aspect into the westerly facing rear garden.



### BEDROOM 4

9'3 x 7'7 (2.82m x 2.31m)

Currently utilised as a home office and would accommodate a small double bed, or make an ideal child's single bedroom having central heating radiator, UPVC double glazed window to the rear.



### BATHROOM

7'11 x 6'2 (2.41m x 1.88m)

Having a contemporary three piece white suite tastefully modernised and comprising of P-shaped shower bath with glass screen and chrome mixer tap, wall-mounted contemporary rose and independent shower handset, close coupled WC, built-in vanity unit with wash basin and chrome mixer tap, fully tiled walls and floor, chrome contemporary towel radiator, UPVC double glazed window to the front.



### EXTERIOR

The property occupies a pleasant position within this established close, occupying a generous corner plot with open plan frontage and driveway providing off road car standing for numerous vehicles. The remainder of the frontage is laid to lawn which wraps around the side of the property and could offer additional parking if required.

### GARAGE 1

15'7 x 7'4 min (4.75m x 2.24m min)

Integral to the property, having twin up and over doors, power and light.

### GARAGE 2

17'9 x 8'0 min (5.41m x 2.44m min)

Integral to the property, having twin up and over doors, power and light and courtesy door to the side.

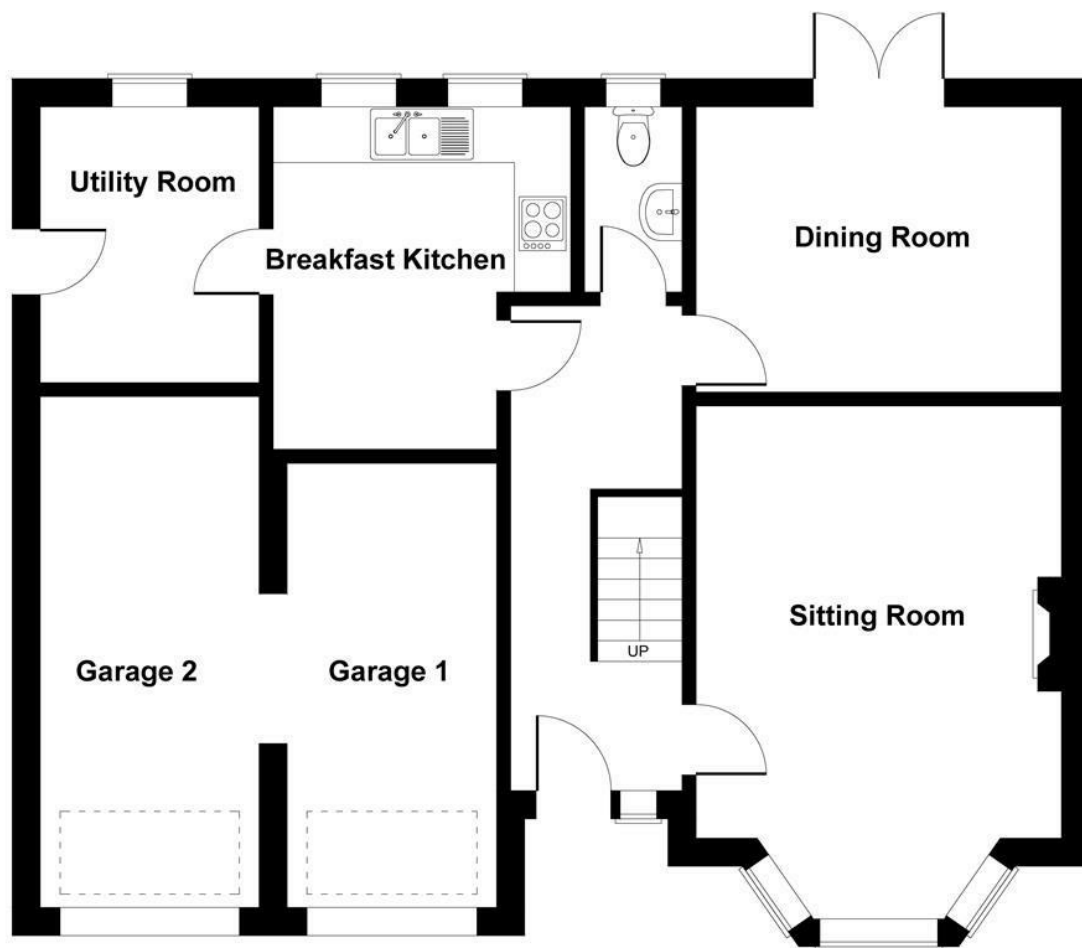
### REAR GARDEN

To the rear of the property is a pleasant westerly facing garden, enclosed in the main by brick wall and feather edge board fencing. central lawn and well stocked borders with established trees and shrubs, large paved terrace providing a pleasant outdoor seating area.

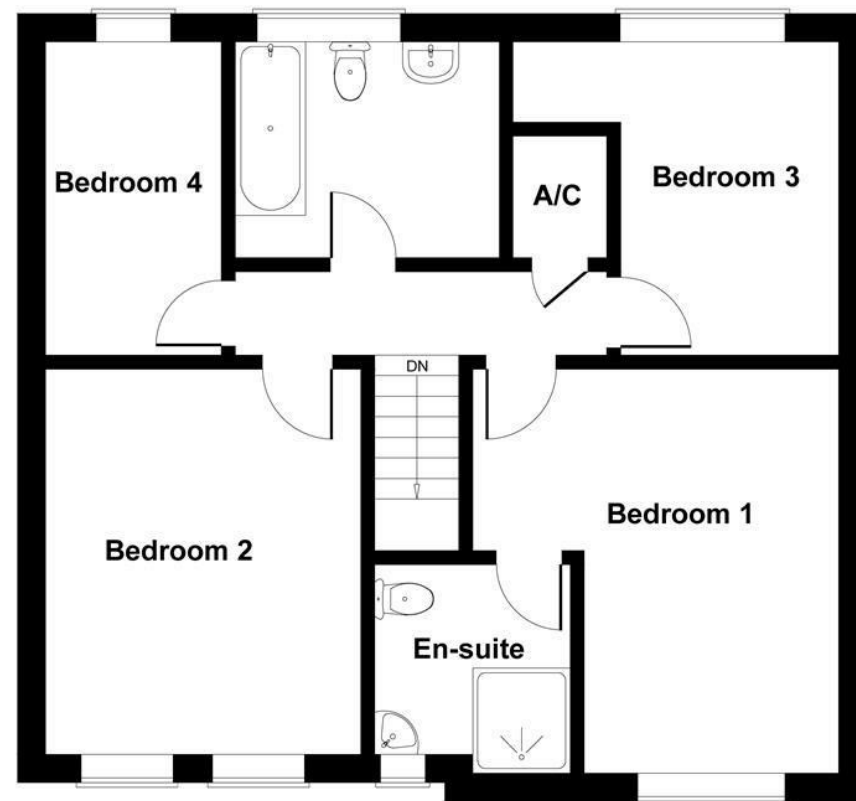


### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E



**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
(81-91) B		
(69-80) C		60
(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		80
(81-91) B		
(69-80) C		56
(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



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10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)



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