



27 Abbey Road, Bingham,  
Nottinghamshire, NG13 8EE

**£360,000**  
Tel: 01949 836678

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A great opportunity to purchase a well proportioned significantly extended detached family home which has been modernised throughout, including new doors and windows in September 2020, and is located in an excellent position within walking distance of the highly regarded Carnarvon School as well as the wealth of local amenities.

The accommodation comprises an initial entrance hall leading into a spacious L shaped main reception large enough to accommodate both living and dining areas, the kitchen has been extended to the rear elevation creating a breakfast area with access into the garden. There is also a useful utility room and ground floor shower room.

To the first floor there are four bedrooms, one having walk-in dressing room, there is also a modern bathroom.

The property benefits from UPVC double glazing and gas central heating with upgraded boiler and occupies a pleasant plot with the frontage offering a good level of parking and integral garage, with established garden at the rear.

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.

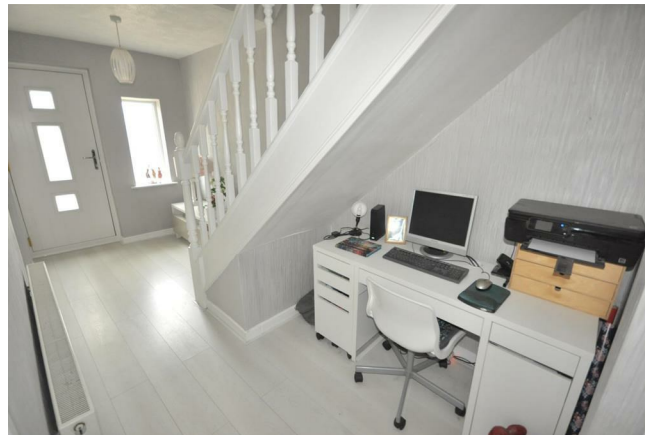
A GRP WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### ENTRANCE HALL

15'0 x 6'2 (4.57m x 1.88m)



Having wood effect laminate flooring, central heating radiator, spindle balustrade staircase with useful alcove beneath, glazed door leading to:



### LIVING / DINING ROOM

25'4 max x 12'7 max (7.72m max x 3.84m max)



A well proportioned open plan light and airy main reception benefitting from a dual aspect with UPVC double glazed window to the front and sliding patio doors at the rear. The focal point of the sitting area is an Adam style fire surround and mantle, marble hearth and back with coal effect gas fire, strip wood flooring, two central heating radiators.



### BREAKFAST KITCHEN

21'7 x 8'0 (6.58m x 2.44m)



A well proportioned space having been extended to the rear providing a breakfast area with UPVC double glazed window and French doors into the garden.



The kitchen is appointed with a generous range of wall, base and drawer units, laminate preparation surfaces with inset resin sink and drainer unit, tiled splashbacks. Integrated appliances include Zanussi four ring gas hob with stainless steel and glass hood over, double oven, integrated dishwasher, under counter fridge and freezer, glazed display cabinet, central heating radiator, inset downlighters to the ceiling and door to:

### UTILITY ROOM

4'2 x 8'7 (1.27m x 2.62m)

Having plumbing for washing machine and space for further free standing appliances, wall mounted cupboards, Worcester Bosch gas central heating boiler, door to:

### SHOWER ROOM

8'1 x 4'5 (2.46m x 1.35m)



Having quadrant shower enclosure with sliding glass doors and wall mounted shower mixer, close coupled wc, vanity unit with inset wash basin, contemporary towel radiator, inset downlighters to the ceiling, UPVC double glazed window to the rear.

RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

### FIRST FLOOR LANDING

Having built in airing cupboard and doors to:

### BEDROOM 1

13'2 x 10'11 (4.01m x 3.33m)



A well proportioned double bedroom having aspect to the front, central heating radiator, wood effect laminate flooring and UPVC double glazed window.

### BEDROOM 2

9'10 x 10'0 excl w'robe (3.00m x 3.05m excl w'robe)



A further double bedroom having aspect to the rear, fitted wardrobes with sliding door fronts, wood effect laminate flooring, central heating radiator and UPVC double glazed window.



### BEDROOM 3

12'10 x 8'0 (3.91m x 2.44m)



A further double bedroom benefitting from a walk-in wardrobe/dressing room, wood effect laminate flooring, central heating radiator and UPVC double glazed window to the rear. A bi-fold door gives access through into:

### DRESSING ROOM

6'11 x 8'2 (2.11m x 2.49m)



Having wood effect laminate flooring, central heating radiator and UPVC double glazed window to the front.

### BEDROOM 4

7'10 x 8'11 max (2.39m x 2.72m max)



Ideal as a child's bedroom or home office, having overstairs bulkhead with built in cupboard, wood effect laminate flooring, central heating radiator and UPVC double glazed window to the front.

### BATHROOM

5'4 x 8'9 (1.63m x 2.67m)



Appointed with shower bath with glass screen and wall mounted shower mixer, vanity unit with low flush wc and inset wash basin, fully tiled walls, contemporary towel radiator, inset downlighters to the ceiling and UPVC double glazed window to the rear.

### EXTERIOR

The property is set back from the road behind a fenced frontage with generous stone chipping driveway and perimeter borders with established trees and shrubs.

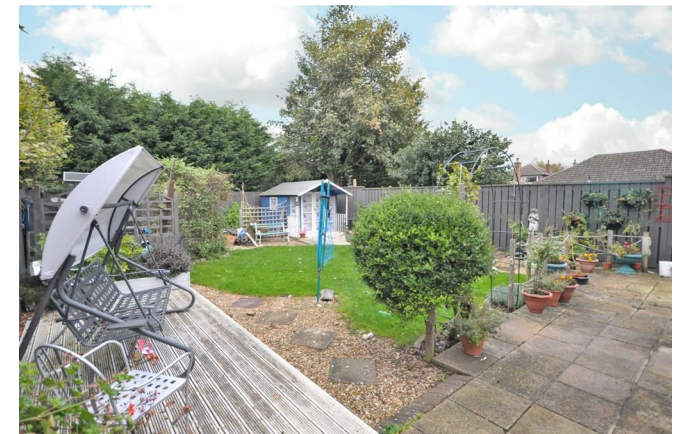
### INTEGRAL GARAGE

Having up and over door.

### REAR GARDEN



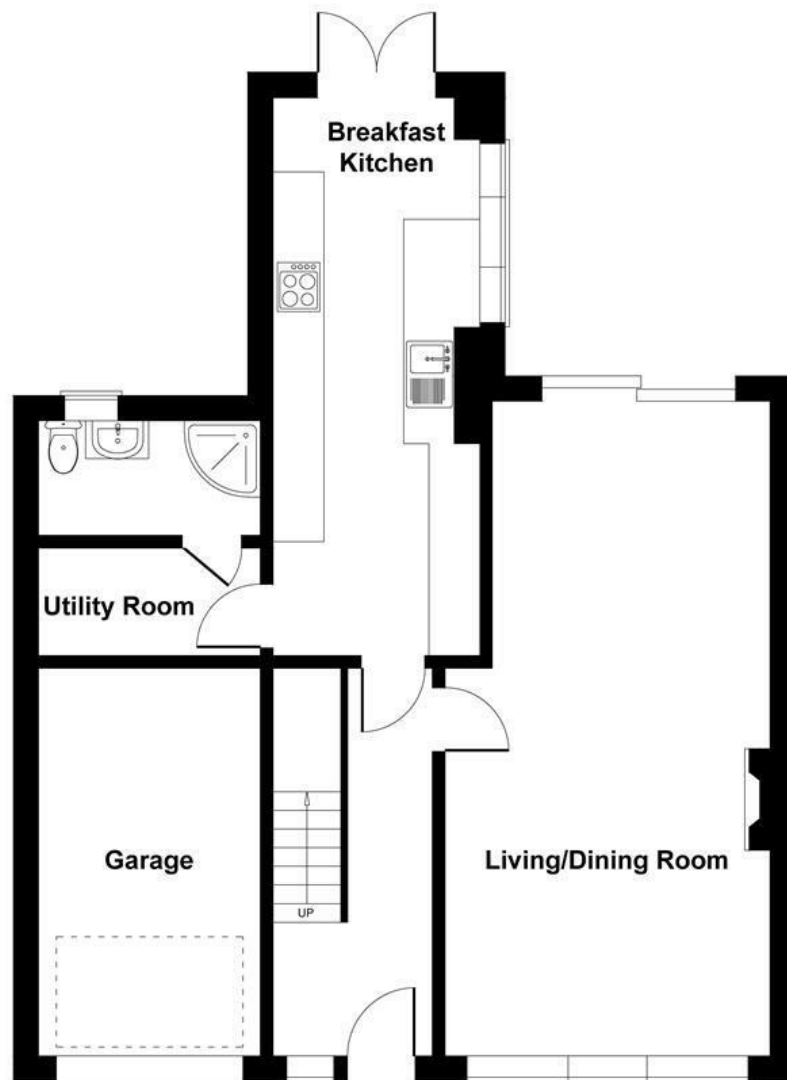
The rear garden benefits from numerous seating areas with both paved and decked terraces, central lawn and well stocked perimeter borders with established trees and shrubs, vegetable garden and timber summerhouse, exterior lighting and cold water tap.



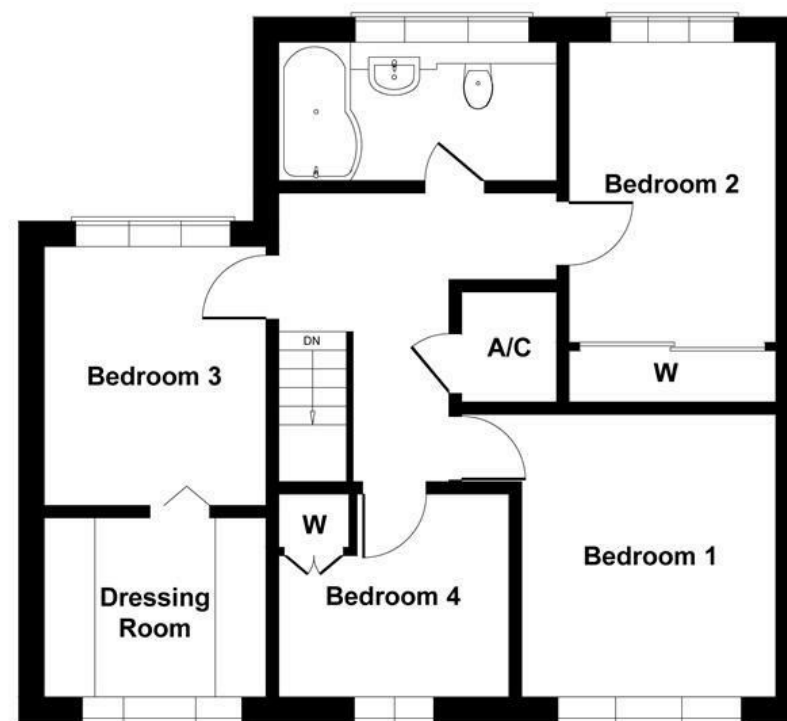


**COUNCIL TAX BAND**

Rushcliffe Borough Council - Tax Band D.



**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.





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		
	67	79
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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