



**123 Grantham Road, Bingham,
Nottinghamshire, NG13 8DF**

£239,950
Tel: 01949 836678

 **RICHARD
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Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to acquire a deceptive three storey semi detached period home on the outskirts of this much sought after market town.

Offering an excellent level of accommodation having been extended and reconfigured over the years, sympathetically modernised throughout and refurbished in keeping with the style of the home and benefits from UPVC double glazing and gas central heating and tasteful decoration throughout.

The accommodation comprises sitting room with solid fuel stove, separate dining room, extended kitchen leading through to a utility area and ground floor cloakroom. To the first floor there are two double bedrooms, the master having an ensuite bathroom, there is a further double bedroom located in the eaves offering pleasant far reaching aspect to the front and ensuite facilities.

The property occupies a plot set well back from the road with on street parking within a small cul de sac area to the front and the property is set behind a walled forecourt. There is pedestrian access to the side which leads to a landscaped rear garden with various seating areas and timber cabin providing an outdoor reception space.

Overall viewing is the only way to truly 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 UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

SITTING ROOM

11'2 x 11'4 (3.40m x 3.45m)



Having high coved ceiling, picture rail, chimney breast with exposed brick fireplace, stone hearth and solid fuel stove with alcoves to either side, deep stripped pine skirting, central heating radiator, UPVC double glazed window with integrated shutters to the front and a reclaimed stripped pine door gives access through into:

INNER HALLWAY

Having stripped pine ledge and brace door giving access to an understairs storage cupboard and further open doorway leading through into:

DINING ROOM

12'9 x 11'3 (3.89m x 3.43m)



A versatile second reception having UPVC double glazed window to the side, deep skirting, oak effect laminate flooring, central heating radiator, spindle balustrade staircase rising to a raised landing area and further stripped pine door leading to the stairwell. An open archway leads through into:



BREAKFAST KITCHEN

11'1 x 9'5 (3.38m x 2.87m)



Having been extended to the side elevation with a pitched roof addition, flooded with light with large skylight to the ceiling and UPVC double glazed windows to both the side and rear elevations.



The kitchen has been modernised with a generous range of Shaker style wall, base and drawer units, glass fronted display cabinets, butcher's block preparation surface and complementing breakfast bar area, under mounted Belfast style ceramic sink, space for free standing gas or electric range with chimney hood over, plumbing for dishwasher, limestone tiled floor, deep skirting, central heating radiator,

inset downlighters to the ceiling and open archway leading through into:

UTILITY ROOM

6'9 x 5'11 (2.06m x 1.80m)

Fitted to complement the kitchen with a run of wall mounted units and butcher's block effect laminate work surface beneath, space for free standing appliances including plumbing for washing machine, limestone tiled floor, pitched ceiling with inset skylight and downlighters, cottage latch door giving access into:

CLOAKROOM

5'3 x 2'4 (1.60m x 0.71m)



Having close coupled wc, corner mounted wash basin, central heating radiator, continuation of the limestone tiled floor, deep skirting, inset downlighters to the ceiling and UPVC double glazed window.

From the utility room a UPVC double glazed door gives access to:

SIDE ENTRANCE PORCH

9'0 x 4'10 (2.74m x 1.47m)



Having brick base with UPVC double glazed sidelights and opening top lights, pitched polycarbonate roof, limestone tiled floor, central heating radiator and UPVC double glazed exterior door.

RETURNING TO THE DINING ROOM A SPINDLE BALUSTRADE STAIRCASE RISES TO A LANDING AREA WITH STRIPPED PINE PART GLAZED DOOR GIVING ACCESS TO THE MAIN STAIRWELL WHICH RISES TO THE:

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, central heating radiator, staircase rising to the second floor and pine doors to:

BEDROOM 1

9'5 x 11'4 (2.87m x 3.45m)



A well proportioned double bedroom having high ceiling, deep skirting, central heating radiator, double glazed window to the rear and bi-fold door giving access into:

ENSUITE BATHROOM

10'0 x 6'0 (3.05m x 1.83m)



Having double width tiled shower enclosure with sliding screen and chrome wall mounted shower mixer, panelled bath with chrome mixer tap and integrated shower handset, close coupled wc, pedestal wash basin, central heating radiator, inset downlighters to the ceiling and double glazed window to the rear.

BEDROOM 2

11'6 x 11'0 (3.51m x 3.35m)



A further double bedroom having aspect to the front, chimney breast with alcoves to the side, deep skirting, central heating radiator and UPVC double glazed window with integrated shutters.

FROM THE FIRST FLOOR LANDING A DOOR GIVES ACCESS TO A FURTHER TURNING STAIRCASE WHICH RISES TO THE SECOND FLOOR:

BEDROOM 3

12'7 x 11'3 (3.84m x 3.43m)



Located in the eaves and having large skylight to the front

with views across to fields opposite, pine spindle balustrade handrail, access to under eaves storage and large overstairs storage cupboard, exposed timber purlin, exposed brick chimney breast, inset downlighters to the ceiling, central heating radiator and pine door giving access to:

ENSUITE SHOWER ROOM

8'5 max x 4'8 (2.57m max x 1.42m)



Having shower enclosure with bi-fold screen, wall mounted Mira Sprint electric shower, close coupled wc, pedestal wash basin, under-eaves storage area, central heating radiator, inset downlighters to the ceiling and UPVC double glazed window to the rear.

EXTERIOR

The property occupies a convenient location set back from the road where there is a good level of on-street parking, brick wall enclosed forecourt with pebbled seating area and established borders with a range of shrubs.



A shared pathway to the side of the property leads to a timber gate giving access into the rear garden.

REAR GARDEN



Having been landscaped for low maintenance and provides various outdoor seating areas for all year round use. To the foot of the garden is a seating area with timber deck terrace and :



TIMBER CABIN

12'7 x 7'7 (3.84m x 2.31m)



Providing an excellent outdoor space, ideal as a garden room or possibly home office.



RIGHT OF WAY

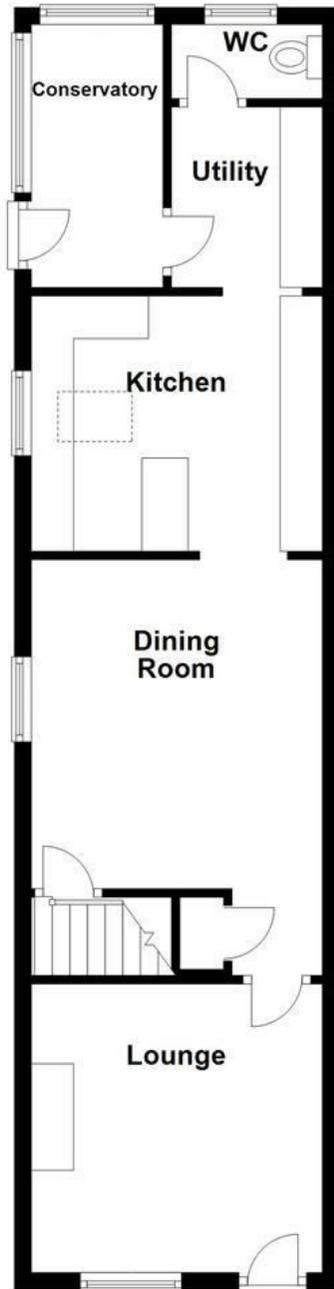
It should be noted that there is a pedestrian right of way through the initial part of the rear garden to a neighbouring property.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B.

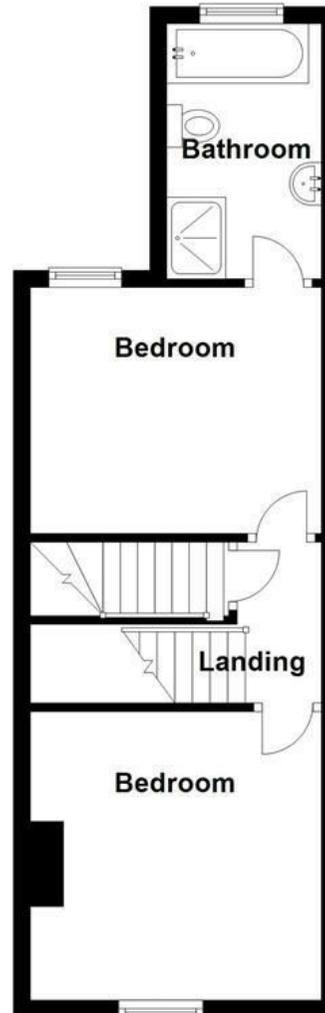
Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



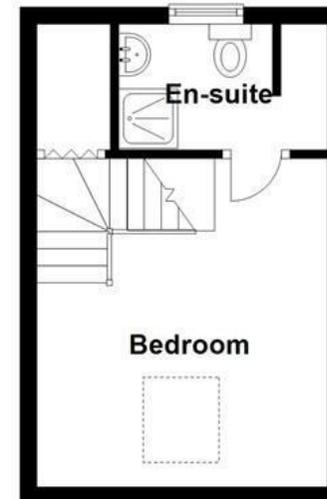
First Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



Second Floor

Approx. 18.7 sq. metres (201.7 sq. feet)



Total area: approx. 103.8 sq. metres (1117.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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