

27 Edinburgh Drive, Bingham, Nottingham, NG13 8FX

Chain Free £244,950

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached Home
- 2 Reception Areas
- Ample Off Road Parking & Garage
- Landscaped For Low Maintenance Living
- Popular Market Town
- 3 Bedrooms
- Modern Fixtures & Fittings
- Westerly Facing Rear Garden
- No Upward Chain
- Viewing Highly Recommended

An opportunity to purchase a traditional semi detached home located within this established development on a low maintenance plot with ample off road parking, detached garage and a low maintenance, enclosed, westerly facing garden to the rear.

Internally the property offers approximately 900 sq.ft. of accommodation comprising two reception areas which are part open plan creating an excellent everyday living/entertaining space with a tastefully appointed kitchen off. To the first floor there are three bedrooms and main bathroom. The property benefits from modern fixtures and fittings, UPVC double glazing and gas central heating and is offered to the market with no upward chain.

Overall this would be an excellent opportunity for a wide variety of prospective purchasers looking for a family orientated home within reach of the wealth of amenities of this popular market town.

BINGHAM
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 LIGHT LEADS THROUGH INTO:

INITIAL RECEPTION AREA
17'11" x 9'8" (5.46m x 2.95m)
A well proportioned space providing an initial reception currently utilised as a dining area; open plan to a sitting room which combined creates an excellent everyday living/entertaining space. The initial reception having oak effect laminate flooring, chimney breast with flagged hearth, alcoves to the side, French doors into rear garden, staircase rising to first floor landing and an open doorway into:

LIVING ROOM
14'5" x 11' (4.39m x 3.35m)
A further versatile reception lying adjacent to the kitchen; double glazed window to the front, chimney breast with flagged hearth, alcoves to the side with built in storage cupboard, alcove for flat screen TV, continuation of oak effect laminate flooring and a further door leading into:

KITCHEN
13'9" x 6'6" (4.19m x 1.98m)
Tastefully appointed, fitted with a generous range of units in a cottage style; two runs of butchers block preparation surfaces; inset ceramic sink with mixer tap and metro style tiled splash backs; integrated appliances including Indesit electric hob and double oven beneath; plumbing for washing machine and dishwasher, space for free standing fridge freezer, contemporary column radiator, double glazed windows to two elevations and exterior door into the garden.

RETURNING TO THE INITIAL RECEPTION AREA A STAIRCASE RISES TO:

FIRST FLOOR LANDING
Having double glazed window and further doors leading to:

BEDROOM 1
12' x 11'5" max (3.66m x 3.48m max)
A double bedroom having aspect into the rear garden; cupboard housing gas central heating boiler and access to loft space above.

BEDROOM 2
11'6" x 8'9" (3.51m x 2.67m)
A further double bedroom with double glazed window overlooking the rear garden.

BEDROOM 3
9' x 8'6" (2.74m x 2.59m)
Currently utilised as a first floor office but ideal as a single bedroom; having over stairs bulkhead and double glazed window to the front.

BATHROOM
7'7" x 5'10" (2.31m x 1.78m)
Having a modern three piece suite comprising P shaped shower bath with mixer tap, wall mounted electric shower and curved glass screen, close coupled WC and pedestal washbasin with tiled splash backs; window to the side.

EXTERIOR
The property occupies a low maintenance plot that has been landscaped to provide an excellent level of off road parking to the front with double width driveway, further granite chipping parking area to the front and access to the front door. Located off the driveway is a timber workshop/garage providing parking or storage. A courtesy gate to the side leads into a westerly facing rear garden landscaped for low maintenance living with granite chipping, paved and hard standing seating areas enclosed by panelled fencing

WORKSHOP/GARAGE
21'10" deep x 14'5" max (8'5" min) (6.65m deep x 4.39m max (2.57m min))
A sectional garage with up an over door and courtesy door to the side.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band B

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric 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























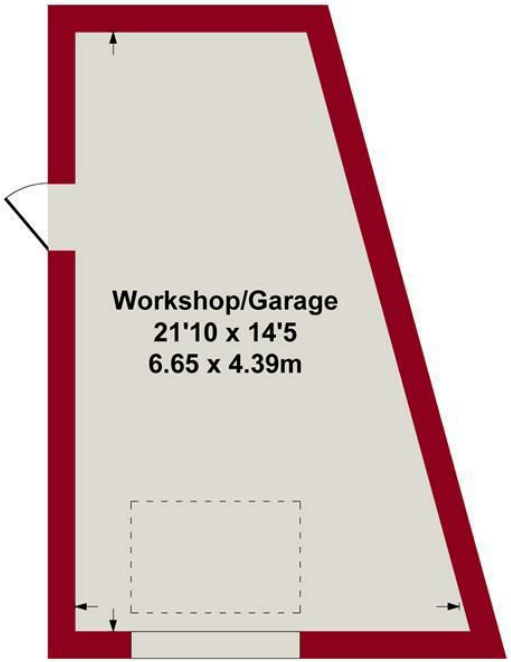




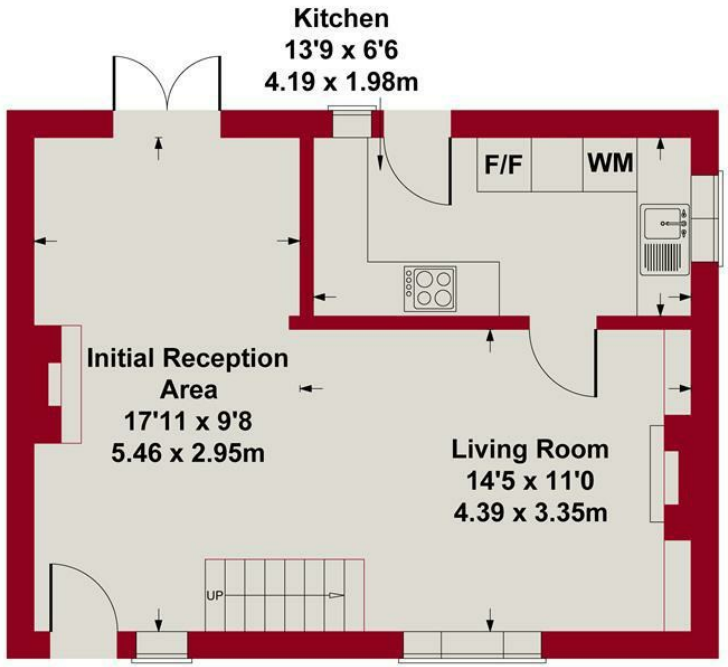




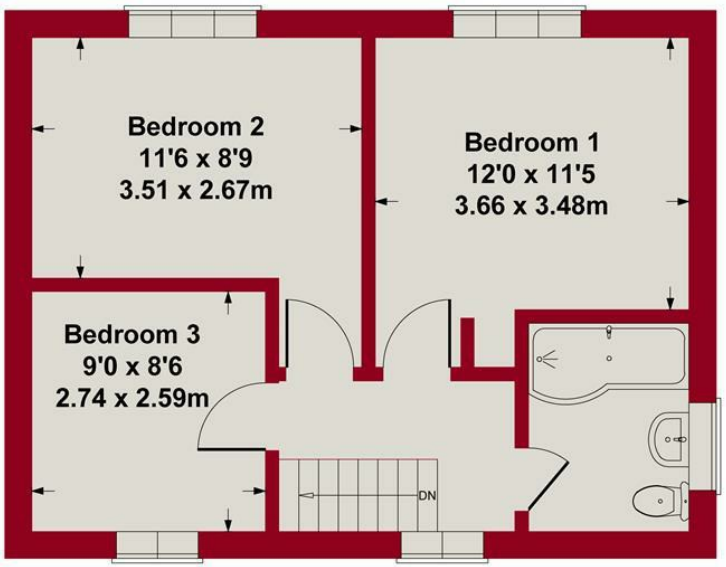




GARAGE



GROUND FLOOR



FIRST FLOOR

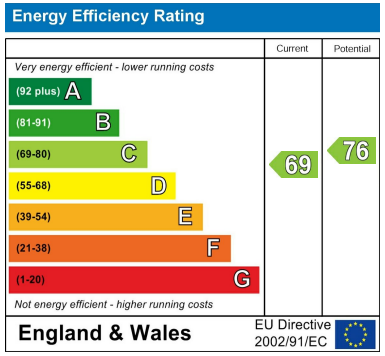
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

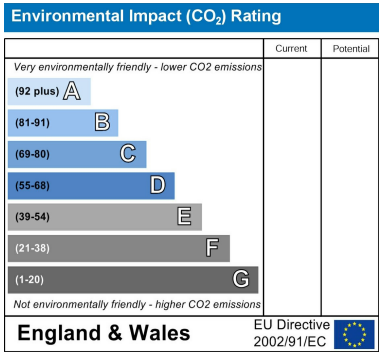
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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RICS
The Property Ombudsman

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