

18 Thornton Mews, Bingham,
Nottinghamshire, NG13 7AS

£289,950

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Semi Detached Home
- Ground Floor Cloak Room
- Open Plan Dining Kitchen
- Enclosed Low Maintenance Garden
- Viewing Highly Recommended
- 3 Bedrooms
- Ensuite & Main Bathroom
- Double Width Driveway
- South To Westerly Rear Aspect

An excellent opportunity to purchase a contemporary, double fronted, semi detached home originally completed by Barratt Homes in 2019 and offering around 850 sq.ft. of internal accommodation.

The property is tastefully presented throughout in relatively neutral decoration, having contemporary fixtures and fittings and benefitting from UPVC double glazing and gas central heating.

The accommodation comprises an initial entrance hall with large built in cloaks cupboard and ground floor cloak room off, dual aspect sitting room and open plan dining kitchen which is well appointed with a generous range of contemporary units and integrated appliances, having access out into the rear garden. To the first floor there are three bedrooms, the principal of which benefits from ensuite facilities, and separate main bathroom.

The property occupies a pleasant corner plot with double width driveway to the side and has an enclosed south to westerly facing, low maintenance, garden providing a please and easily manageable outdoor space.

Overall this is an excellent opportunity to purchase a modern home within this now established development and viewing is highly recommended.

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 COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

9'7" (excluding stairwell) x 7' (2.92m (excluding stairwell) x 2.13m)
A well proportioned space offering a good level of storage with large built in cloaks cupboard, turning staircase rising to the first floor landing and further doors, in turn, leading to:

SITTING ROOM

15'8" x 10'8" (4.78m x 3.25m)
A well proportioned light and airy space benefitting from a dual aspect having windows to the front and side.

OPEN PLAN DINING KITCHEN

15'8" x 8'8" (4.78m x 2.64m)
A well proportioned light and airy space benefitting from a dual aspect with window to the front and side as well as French doors leading out into a westerly facing garden. The living/dining area opens out into a well appointed kitchen fitted with a generous range of wall, base and drawer units with U shaped configuration of laminate preparation surfaces; inset stainless steel sink and drain unit with chrome mixer tap; integrated appliances including four ring gas hob with chimney hood over, single fan assisted Zanussi oven, fridge, freezer, dishwasher and Kenwood washing machine.

GROUND FLOOR CLOAK ROOM

6'3" x 3'2" (1.91m x 0.97m)
Having a contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having spindle balustrade, access to loft space above, built in airing cupboard and further doors, in turn, leading to:

BEDROOM 1

10'10" x 10'8" (3.30m x 3.25m)
A double bedroom benefitting from ensuite facilities with aspect to the side and a further door leading through into:

ENSUITE SHOWER ROOM

7'8" x 4'6" (2.34m x 1.37m)
Having a three piece suite comprising double width shower enclosure with wall mounted electric shower and sliding screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; shaver point and window to the front.

BEDROOM 2

8'11" x 11'10' max into alcove (2.72m x 3.61m' max into alcove)
An L shaped double bedroom having useful alcove which would be ideal for free standing wardrobes; window to the front.

BEDROOM 3

8'10" x 6'5" (2.69m x 1.96m)
Potentially would accommodate a small double bed but makes an ideal single bedroom having window overlooking the rear garden.

BATHROOM
6'11" x 5'5" (2.11m x 1.65m)
Having a three piece contemporary suite comprising panelled bath with chrome mixer tap and tiled splash backs, close coupled WC and pedestal washbasin with chrome mixer tap; window to the front.

EXTERIOR
The property occupies a pleasant corner plot with double width driveway to the easterly side and set back behind an open plan frontage with established borders and central pathway leading to the front door. To the side of the property is a timber courtesy gate giving access into an enclosed south to westerly facing rear garden which is landscaped for low maintenance living having artificial lawn; bordered by brick walls and fencing. The garden area returns back into the dining area of the kitchen via French doors providing a useful outdoor entertaining space.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band C

TENURE
Freehold

ADDITIONAL NOTES
We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).
The Vendor has informed us that the current service charge for the communal areas of the development is £138.16 per annum (to be confirmed).

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





















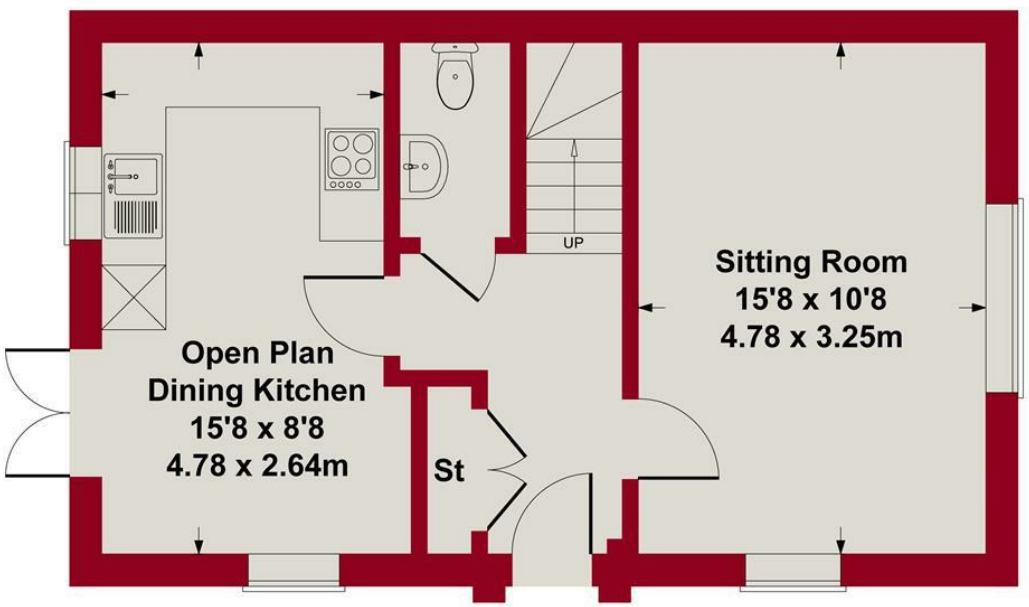

GAME ON



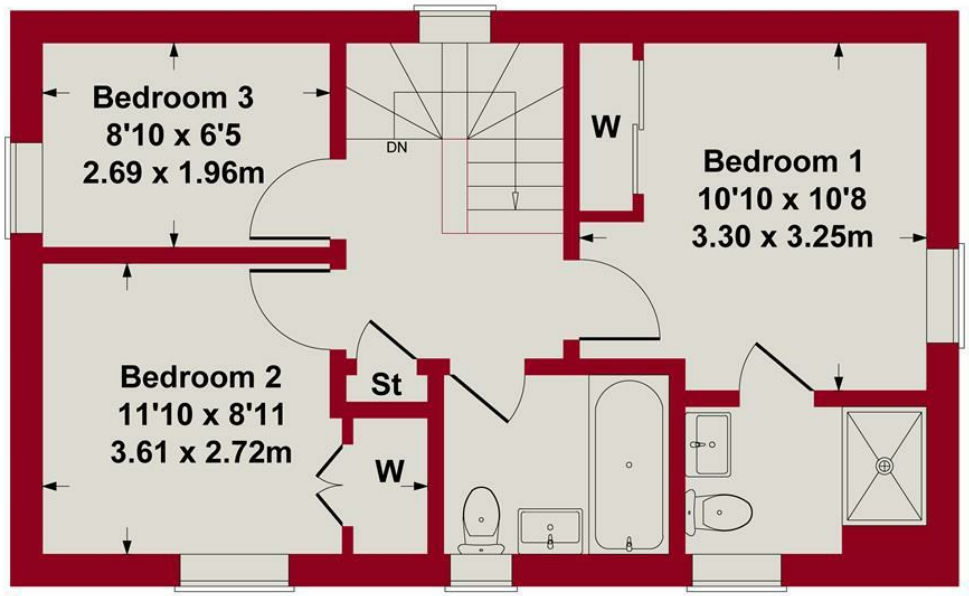








GROUND FLOOR



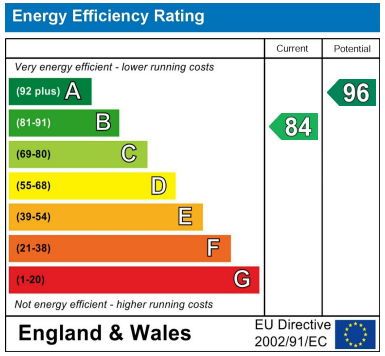
FIRST FLOOR

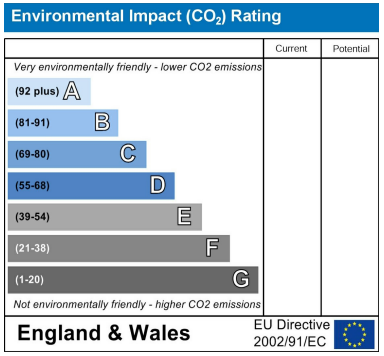
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

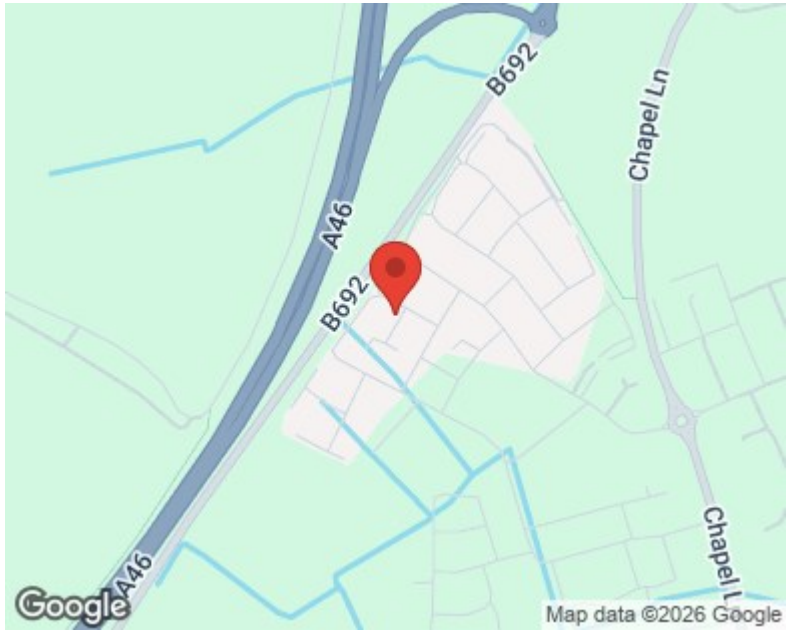
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678

RICS
The Property Ombudsman

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