

67 Chapel Lane, Bingham, Nottinghamshire,
NG13 7DH

£299,950

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- 3 Bedrooms & Separate Home Office/Single Bedroom
- Ensuite & Main Bathroom
- Tandem Driveway & Garage
- Ground Floor Cloak Room
- Accommodation Over 3 Floors
- 2 Reception Areas
- Completed Around 2023 By Barratt Homes
- Enclosed South Westerly Facing Rear Garden
- Viewing Highly Recommended

An opportunity to purchase a contemporary semi detached, well appointed, home originally completed by Barratt Homes to the Kingsville design around 2023 and offering a versatile level of internal accommodation spanning three floors.

The property offers in the region of 1,120 sq.ft. of accommodation comprising three double bedrooms over two floors as well as a first floor reception space. The main bedroom benefits from ensuite facilities with an additional family bathroom to the second floor. The first floor sitting room provides an interesting reception space with an elevated aspect to the front.

To the ground floor there is a spacious open plan living/dining kitchen which flows out into the westerly facing rear garden. The kitchen is appointed with a generous range of contemporary units and integrated appliances. A further reception space (which Barratt describe as a potential fourth bedroom) creates an excellent home office leading off a central hallway with excellent storage and ground floor cloak room.

In addition the property benefits from gas central heating, UPVC double glazing and contemporary fixtures and fittings.

As well as the internal accommodation the property occupies a pleasant position close to the entrance of this well regarded market town, set back behind an open plan frontage with adjacent tandem driveway and garage and enclosed south westerly facing garden at the rear.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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 LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'8" x 3'4" (6'5" max into stairwell) (4.17m x 1.02m (1.96m max into stairwell))
Having inset mat to the floor, panel effect walls, useful built in cloaks cupboard providing storage and also housing gas central heating boiler, staircase rising to the first floor and further doors leading to:

GROUND FLOOR CLOAK ROOM

5' x 3' (1.52m x 0.91m)
Having a two piece contemporary suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs.

HOME OFFICE

9' x 6'2" (2.74m x 1.88m)
A versatile room ideal as a home office or playroom. Alternatively Barratt/David Wilson advertise this space as a potential ground floor bedroom.

L SHAPED LIVING/DINING KITCHEN

20' max x 13' max (6.10m max x 3.96m max)
A well proportioned open plan L shaped space which benefits from access out into the rear garden. The initial kitchen area is tastefully appointed with a generous range of contemporary wall, base and drawer units with brushed metal effect door furniture and U shaped configuration of laminate work surfaces; inset sink and drain unit with swan neck mixer tap; under unit lighting; integrated appliances including four ring gas hob, single oven beneath and chimney hood over, dishwasher, washing machine, fridge and freezer; inset downlighters to the ceiling. This area is open plan to a living/dining space having useful under stairs storage area; French doors and side lights into the rear garden.

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

FIRST FLOOR LANDING

Having doors leading to:

SITTING ROOM

13'3" x 9'11" (11'11" max in alcove) (4.04m x 3.02m (3.63m max in alcove))
A well proportioned L shaped room having aspect to the front, making a versatile reception or even bedroom space to the first floor.

BEDROOM 1

12'11" x 10'3" (3.94m x 3.12m)
A double bedroom benefitting from ensuite facilities and having an aspect into the rear garden; built in wardrobes and further door leading to:

ENSUITE SHOWER ROOM

7' max x 5'2" max (2.13m max x 1.57m max)
Having a modern contemporary suite comprising double length shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash back; window to the side.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER TURNING STAIRCASE RISES TO:

SECOND FLOOR LANDING
Having access to loft space above and further doors to:

BEDROOM 2
12'11" x 11'6" max into alcove (3.94m x 3.51m max into alcove)
A double bedroom having elevated aspect to the rear, part pitched ceiling and skylight.

BEDROOM 3
13' x 9'2" (plus 1'10" for dormer) (3.96m x 2.79m (plus 0.56m for dormer))
A further double bedroom having built in over stairs cupboard; part pitched ceiling and dormer window to the front.

BATHROOM
6'4" x 5'6" (1.93m x 1.68m)
Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower over and glass screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; window to the side.

EXTERIOR
The property is set back from Chapel Lane behind an open plan frontage with established borders and pathway leading to the front door. To the side of the property is a tandem length driveway providing off road car standing and this in turn leads to a single garage with up and over door. A timber courtesy gate gives access into an enclosed just off westerly rear garden bordered by feather edged board fencing; having an initial paved terrace, central lawn and useful additional area to the rear of the garage.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The property has its own driveway but access directly off Chapel Lane is shared (there maybe shared responsibility for this area).
There is an estate management charge for the communal areas of the development ("Encore Estate Management Ltd"). We understand this to be £108 per annum at the point of instruction (July 2026).

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






hangry
Menu






capsules
toilet seats
flush again










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Messi
Tommy
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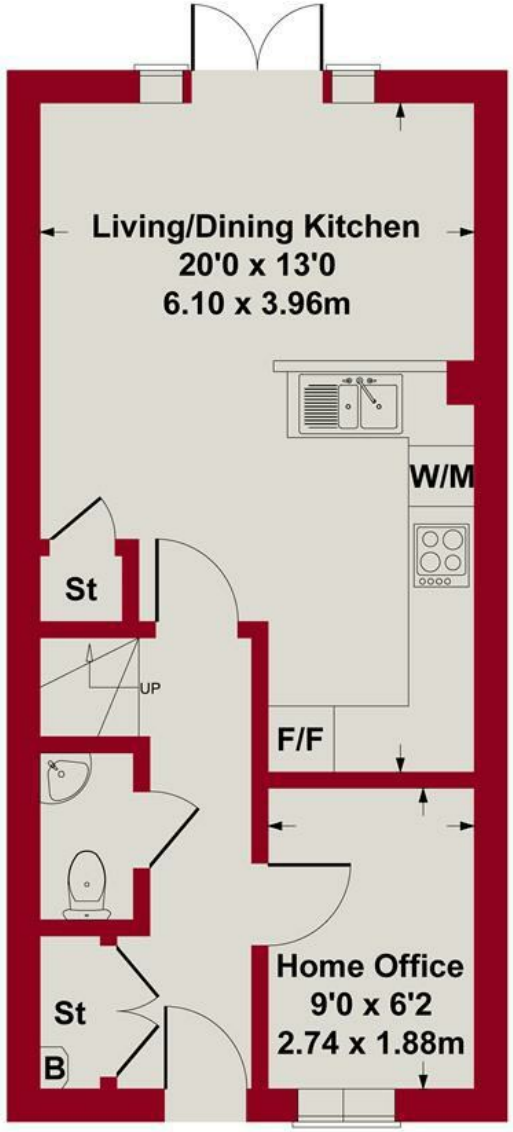

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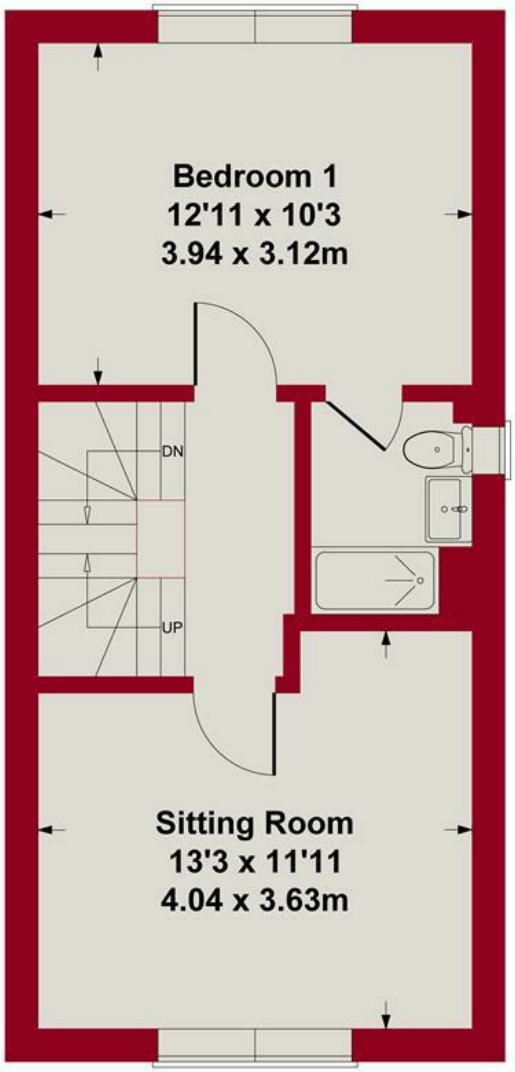


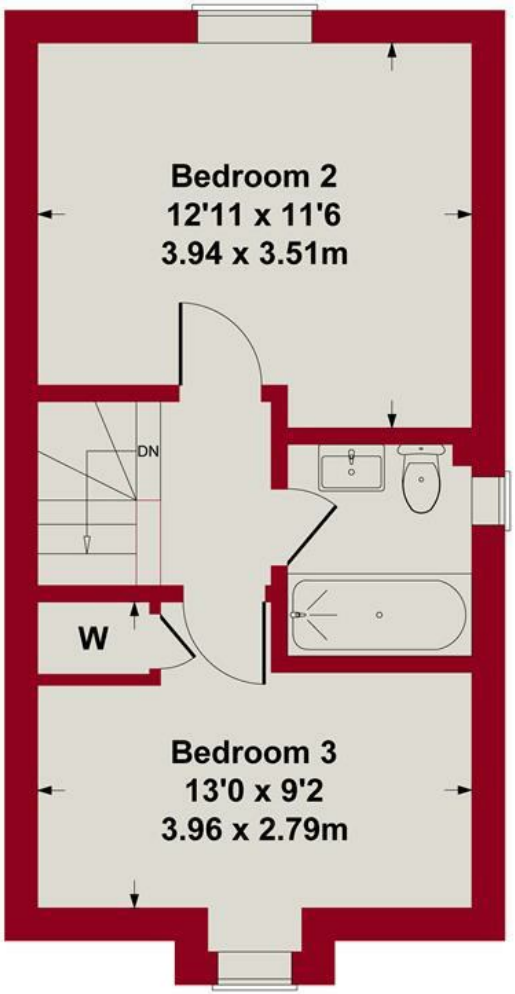












GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

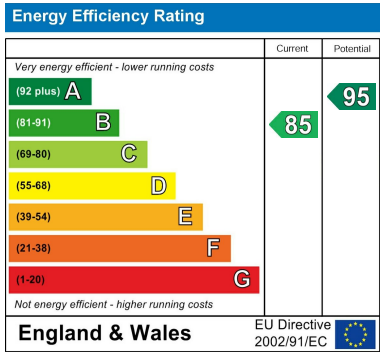
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

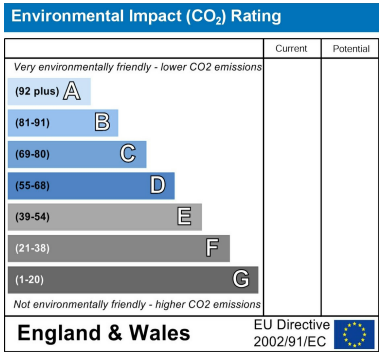
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

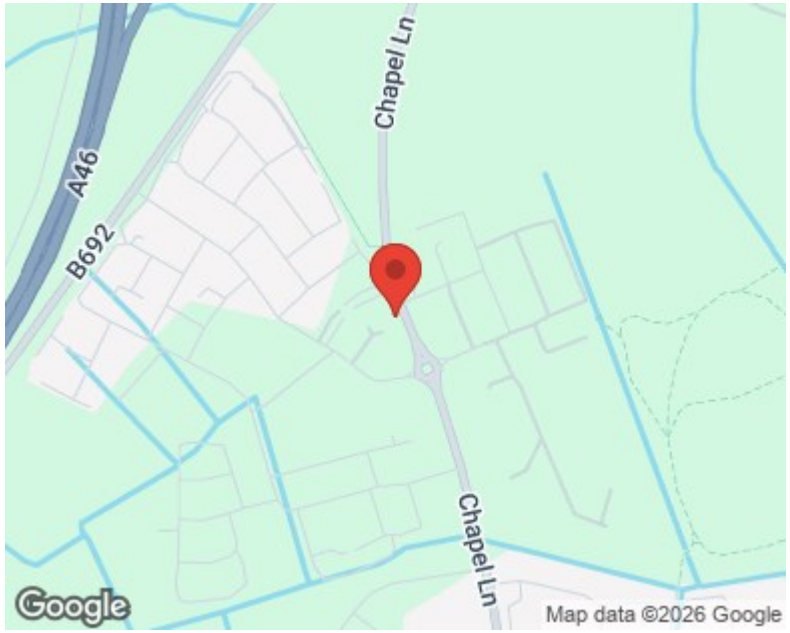
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RICS
The Property Ombudsman

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