

21 Calder Gardens, Bingham,
Nottinghamshire, NG13 8YY

£259,950

Tel: 01949 836678

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern End Terraced Home
- Ensuite & Main Bathroom
- Westerly Rear Aspect
- 2 Parking Spaces
- Viewing Highly Recommended
- 3 Bedrooms
- Enclosed Rear Garden
- Ground Floor Cloak Room
- Contemporary Fixtures & Fittings

An opportunity to purchase a contemporary end terrace home originally completed by Redrow Homes to their Dunmore design around 2010; having contemporary fixtures and fittings, UPVC double glazing and gas central heating as well as relatively neutral decoration throughout.

The property offers three bedrooms, the principle of which benefits from both fitted wardrobes and ensuite facilities, and separate family bathroom. To the ground floor is an initial entrance hall with utility cupboard off, ground floor cloak room, a fitted breakfast kitchen and a pleasant westerly facing sitting room at the rear with sliding double glazed doors leading into an enclosed, manageable and relatively low maintenance garden.

In addition the property benefits from two parking spaces situated in a courtyard at the rear and 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.

AN ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

12'3" x 3'5" (3.73m x 1.04m)
Having useful under stairs utility cupboard with plumbing for washing machine and space for storage above; cloaks hanging space and further doors, in turn, leading to:

GROUND FLOOR CLOAK ROOM

6'2" x 3' (1.88m x 0.91m)
Having a two piece white suite comprising close coupled WC and corner mounted washbasin; window to the front.

BREAKFAST KITCHEN

12' (into cupboards) x 8' (3.66m (into cupboards) x 2.44m)
A pleasant space having aspect to the front, large enough to accommodate a small dining or breakfast table. The kitchen is fitted with a generous range of wall, base and drawer units with a run of laminate work surfaces with inset sink and drain unit; integrated appliances including Smeg four ring gas hob with chimney hood over, Smeg fan assisted oven, microwave above, fridge and freezer; plumbing for dishwasher and tiled floor.

SITTING ROOM

13'9" x 15' (4.19m x 4.57m)
A pleasant, well proportioned, light and airy reception benefitting from an aspect out into the rear garden; having spindle balustrade staircase rising to the first floor landing and sliding patio doors.

FROM THE SITTING ROOM A TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having window to the side, built in airing cupboard housing hot water system, access to loft space above and further doors, in turn, leading to:

BEDROOM 1

10'7" (excluding wardrobes) x 8'5" (3.23m (excluding wardrobes) x 2.57m)
A double bedroom benefitting from ensuite facilities; window to the rear and further door leading through into:

ENSUITE SHOWER ROOM

5'5" (3'11" min) x 8'5" max into shower enclosure (1.65m (1.19m min) x 2.57m max into shower enclosur)
An L shaped room with a three piece suite comprising shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin; shaver point and contemporary towel radiator.

BEDROOM 2

9'8" x 8' (2.95m x 2.44m)
A further double bedroom having aspect to the front.

BEDROOM 3

9'1" x 6'5" (2.77m x 1.96m)
Having aspect to the rear.

BATHROOM

6'4" x 6'9" (1.93m x 2.06m)
Having a three piece suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer over and glass screen, close coupled WC and half pedestal washbasin; window to the front.

EXTERIOR

The property occupies a pleasant position set back behind an open plan frontage which is partly lawned with additional purple slate chipping borders with inset shrubs and central pathway leading to the front door. To the side of the property an initial shared access leads down to a courtyard area at the rear where there is a double parking space belonging to the

property. A timber courtesy gate gives access into an enclosed rear garden which benefits from a westerly rear aspect and is enclosed to all sides by brick walls and panelled fencing; an initial paved terrace, central lawn and useful timber storage shed.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band C

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).
There is a shared courtyard area (There may be a shared responsibility for maintenance.) at the rear of the properties with parking for two cars.

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




















LOVE WILL
TEAR US APART



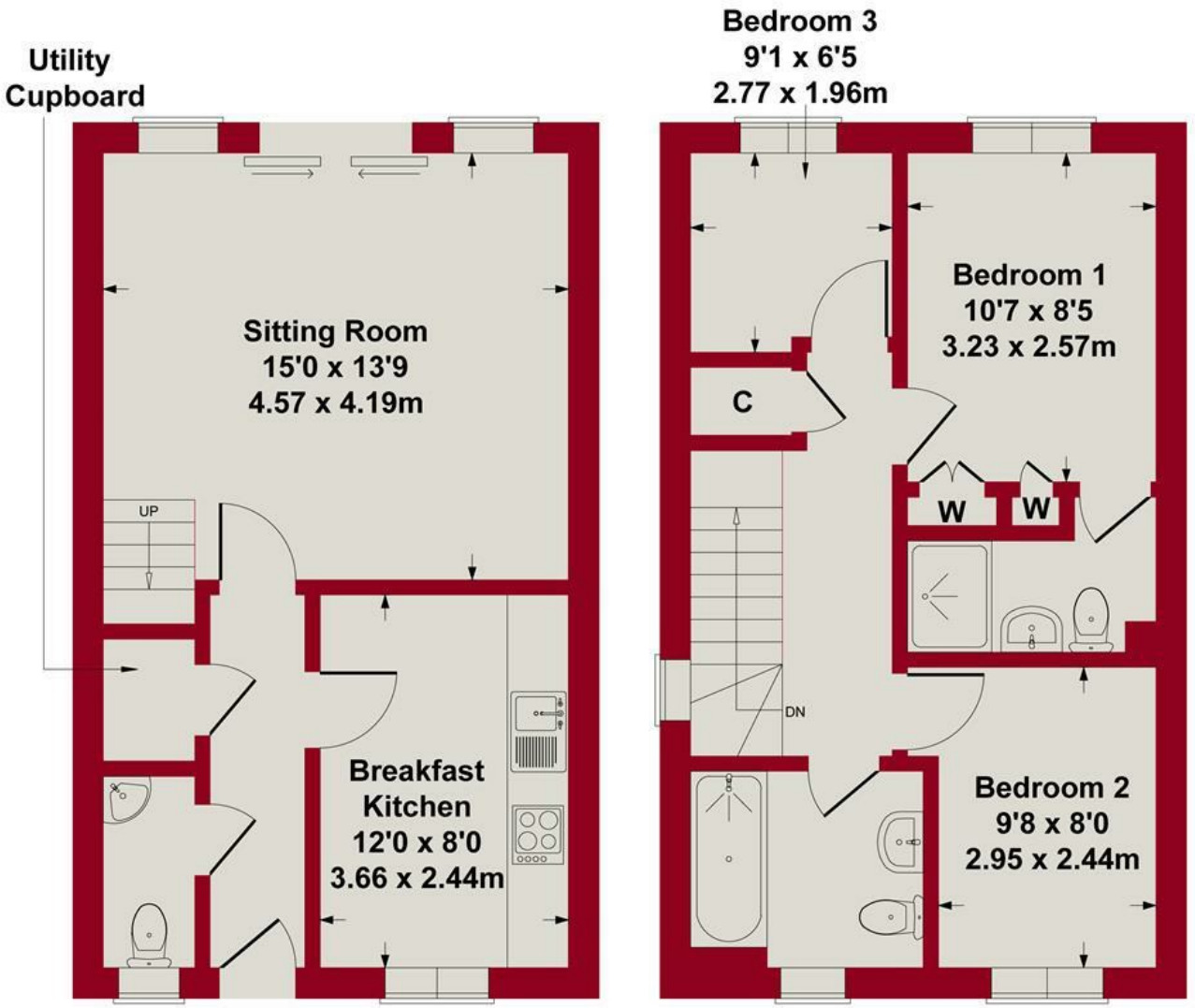












GROUND FLOOR **FIRST FLOOR**

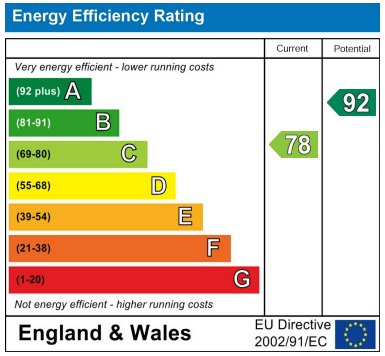
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

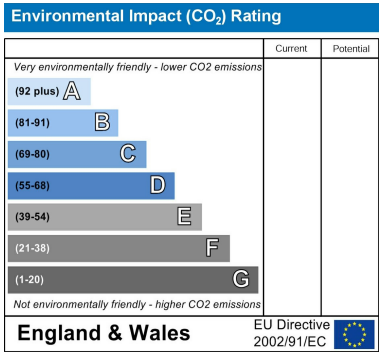
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

RICHARD & WATKINSON PARTNERS

Produced by Potterplans Ltd. 2026









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers