

33 Swale Grove, Bingham, Nottingham, NG13 8YT

£140,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Contemporary Coach House
- Open Plan Living/Dining Kitchen
- Private Ground Floor Entrance
- Driveway & Garage
- Popular Location
- One Double Bedroom
- Contemporary Shower Room
- Predominantly 1st Floor Living
- South Facing Courtyard Garden
- Ideal 1st Time Buy

An interesting opportunity to purchase a contemporary coach house tucked away in a small courtyard style setting with off road parking, garage and southerly facing, low maintenance, courtyard style garden.

The property is perfect for single or professional couples or those downsizing from larger dwellings; affording a modern layout with an initial, private, ground floor entrance hall with a staircase rising to a first floor open plan reception and dining kitchen with dual aspect and Juliet balcony to the front. The reception is large enough to accommodate both a living and dining space and also incorporates a well appointed kitchen fitted with a generous range of units with integrated appliances. In addition there is a well proportioned double bedroom with built in wardrobe and separate modern shower room.

The property is positioned in a popular established development within easy reach of local amenities and 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 WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

INITIAL ENTRANCE HALL
5'7" x 3'10" (1.70m x 1.17m)
Having useful cloaks hanging space, central heating radiator and staircase rising to the first floor.

RECEPTION/KITCHEN
17'4" x 12'8" (5.28m x 3.86m)
A fantastic, open plan, contemporary space benefitting from a dual aspect with windows to the front and rear including French doors with Juliet balcony to the front. This area is designed for everyday living and combines a reception space large enough to accommodate both a living and dining area and is open plan to a fitted kitchen; the kitchen having a range of black gloss fronted wall base and drawer units with L shaped configuration of laminate preparation surfaces; inset sink and drain unit with swan neck mixer tap; integrated appliances include Zanussi four ring electric hob with chimney hood over and Zanussi fan assisted oven beneath; plumbing for washing machine and space for under counter fridge/freezer, two central heating radiators and a further door leading through into:

INNER LOBBY
From the inner lobby further doors lead to:

BEDROOM
9'2" x 9'10" (excluding wardrobe) (2.79m x 3.00m (excluding wardrobe))
A double bedroom having aspect to the front with built in wardrobe and central heating radiator.

SHOWER ROOM
7'5" max into shower enclosure x 5'6" (2.26m max into shower enclosure x 1.68m)
Having a three piece contemporary suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with mixer tap and tiled splash backs; central heating radiator and window to the rear.

EXTERIOR
The property is located in a courtyard style setting accessed via a shared entrance beneath an adjacent coach house and opening out into a central courtyard area and, in turn, a tarmacadam driveway belonging to the property which provides off road car standing for one vehicle. This in turn leads to the integral garage with up and over door. To the side of the building is a courtesy gate giving access to a rear pathway which continues to the southerly side where there is an enclosed, low maintenance, outdoor space providing a manageable area with paved terrace, artificial lawn with block set edging and purple slate chipping borders with established shrubs and useful timber storage shed.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band A

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 left hand garage below the property, is in effect "leased" to a neighbouring property.
The shared courtyard area is accessed under an archway, the property owns an element of the court yard and may have responsibility for maintenance TBC.

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







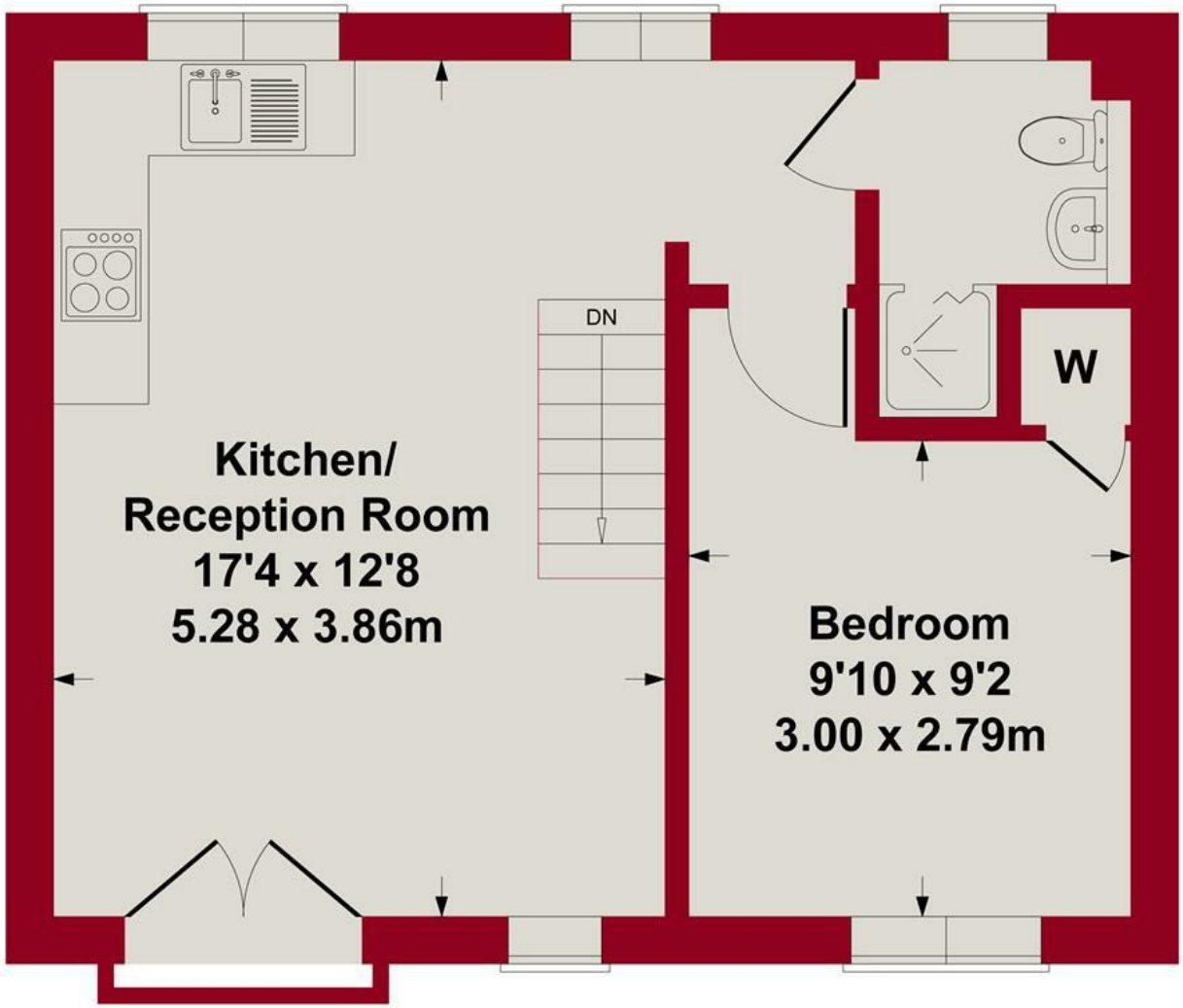












GROUND FLOOR

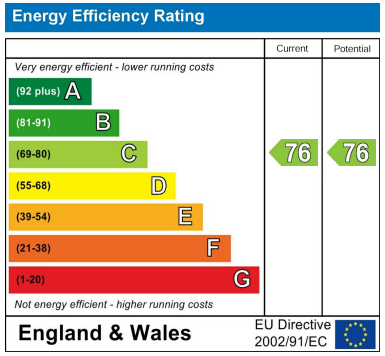
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

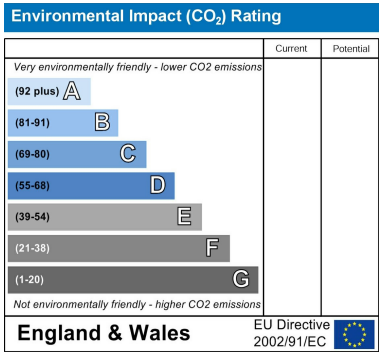
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

RICHARD & WATKINSON PARTNERS









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