



**Chapel Lane, Bingham Nottingham NG13 7BS**

welcome to

## Chapel Lane, Bingham Nottingham

WILLIAM H BROWN are pleased to offer this fabulous NEW HOME, located in the ever-popular market town of Bingham. Close to local amenities as well as schools, bus and train stations, this development is finished to an excellent standard throughout, by 5 star developers David Wilson Homes!



## Room Measurements

### Ground Floor

Dining - 3084mm x 3052mm (10'1" x 10'0")  
Kitchen / Family / Breakfast - 5102mm x 4067mm  
(16'8" x 13'4")  
Lounge - 6575mm x 3568mm (21'6" x 11'8")  
Utility - 1950mm x 1613mm (6'4" x 5'3")  
WC - 1613mm x 1013mm (5'3" x 3'3")

### First Floor

Bathroom - 2142mm x 1991mm (7'0" x 6'6")  
Bedroom 1 - 3926mm x 3574mm (12'10" x 11'8")  
Bedroom 3 - 3418mm x 3077mm (11'2" x 10'1")  
Bedroom 4 - 3077mm x 3063mm (10'1" x 10'0")  
Dressing - 2560mm x 2055mm (8'4" x 6'8")  
Ensuite 1 - 2560mm x 1435mm (8'4" x 4'8")

### Second Floor

Bedroom 2 - 5283mm x 3962mm (17'3" x 12'11")  
Bedroom 5 - 3634mm x 3082mm (11'11" x 10'1")  
Shower Room - 2606mm x 1470mm (8'6" x 4'9")

## Agents Note

Images, dimensions and floor plans provided are for guidance only. Images shown are taken from previous developments and different properties and may include optional upgrades at additional costs.

There will be a site maintenance charge to cover the costs of maintenance in the outside communal areas. Further information will be supplied in due course.



***view this property online*** [williamhbrown.co.uk/Property/WBF103898](http://williamhbrown.co.uk/Property/WBF103898)



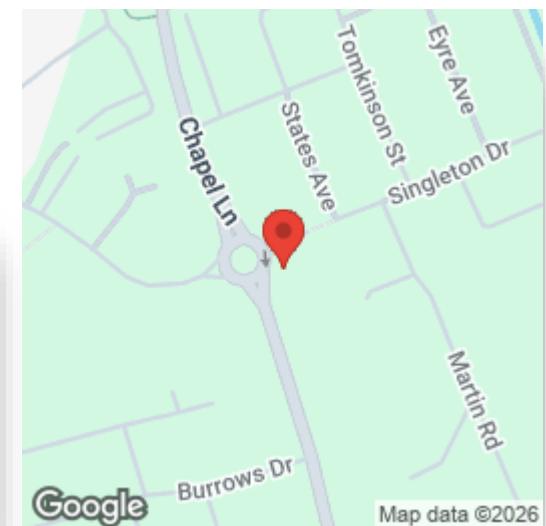
welcome to

## Chapel Lane, Bingham Nottingham

- STUNNING FIVE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- MAIN BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Exempt

**£569,995**



view this property online [williamhbrown.co.uk/Property/WBF103898](http://williamhbrown.co.uk/Property/WBF103898)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WBF103898 - 0003

 william h brown



**01159 819828**



[westbridgford@williamhbrown.co.uk](mailto:westbridgford@williamhbrown.co.uk)



Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire,



[williamhbrown.co.uk](http://williamhbrown.co.uk)