

JOHNSONS & PARTNERS

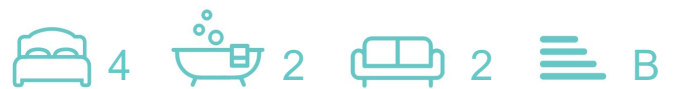
Estate and Letting Agency



16 CABOURN DRIVE, BINGHAM

NOTTINGHAM, NG13 7AD

£360,000



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Four Bedrooms | Open Plan Dining Kitchen | En-Suite | Driveway and Garage | Popular Location | Floorplan to Follow |

Located in the extremely popular market town of Bingham, Nottingham, this property exudes charm and sophistication. This meticulously presented four-bedroom detached house is an ideal abode for families seeking comfort, space, and style.

Upon entry, you are greeted by a warm and inviting ambience that carries through to the separate living room, perfect for unwinding or entertaining guests. The heart of the home is undoubtedly the open-plan dining kitchen, a modern and expansive area designed for culinary delights and family gatherings.

Upstairs, the main bedroom offers a serene retreat, complete with a sleek en-suite, ensuring privacy and luxury. Three additional well-proportioned bedrooms provide ample space for the growing family or home office needs. The family bathroom is tastefully appointed, echoing the home's overall elegance.

Convenience is a key feature with a practical downstairs cloakroom and a well-designed layout that maximises both comfort and functionality. The property benefits from a driveway and garage, offering secure parking for two vehicles.

To the rear, the south-east facing garden is a sun-trapped oasis, inviting outdoor dining and relaxation while providing a safe play area for children.

Situated in an extremely popular location, this property promises a harmonious blend of community living with the peace of the countryside. Excellent local amenities, schools, and transport links are just moments away, making 16 Cabourn the quintessential setting for family life.

Don't miss the opportunity to make this exquisite house your family's new home. Book your viewing today and step into a life of serene suburban living in Bingham.

Entrance Hallway

Living Room

Dining Kitchen

WC

Under Stairs Storage

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Garage

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Rushcliffe Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

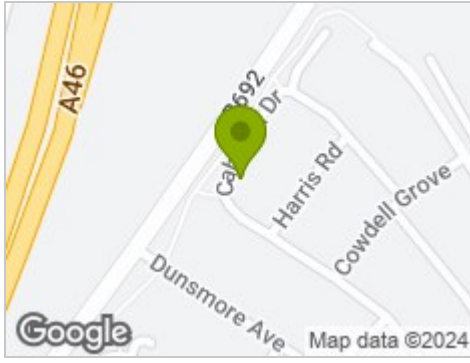
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



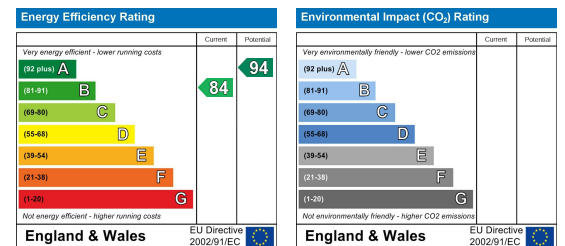
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.