

# JOHNSONS & PARTNERS

Estate and Letting Agency



## THE OVERTON BONINGTON GRANGE, GEDLING

NOTTINGHAM, NG4 2QU

£275,000





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BEAUTIFUL NEW DEVELOPMENT - LAST REMAINING HOMES - INCENTIVES AVAILABLE ON SELECTED HOMES - \*\*\*Photos are for illustration purposes only\*\*\*

Welcome to Bonington Grange, a stunning new property located in the heart of Gedling, Nottingham. This beautiful 3-bedroom semi-detached house is perfect for those looking for a modern and spacious home.

As you step inside, you'll be greeted by a bright and airy living room, ideal for relaxing with family and friends. The dining kitchen is perfect for hosting dinner parties or enjoying a cozy meal at home. With the convenience of a ground floor cloakroom/WC, this property has been thoughtfully designed for modern living.

One of the highlights of this property is the en-suite bathroom attached to one of the bedrooms, offering a touch of luxury and privacy. The bespoke new development in the popular Gedling village ensures that you'll be part of a vibrant and welcoming community.

Parking will never be an issue with private off-road parking, providing security and convenience. The enclosed rear garden is a peaceful retreat where you can unwind after a long day.

Located close to schools and transport links, Bonington Grange offers the perfect blend of tranquility and accessibility. Don't miss out on the opportunity to make this beautiful house your new home.

## Entrance Hallway

## Living Room

11'8" x 14'9" (3.56m x 4.50m)

## Kitchen / Diner

10'11" x 12'7" (3.33m x 3.84m)

## Cloakroom / WC

## Landing

## Bedroom One

10'2" x 10'9" (3.10m x 3.28m)

## En-Suite

## Bedroom Two

10'8" x 7'9" (3.25m x 2.36m)

## Bedroom Three

7'1" x 6'8" (2.16m x 2.03m)

## Bathroom

7'9" x 5'7" (2.36m x 1.70m)

## Outside

## Driveway

## Enclosed Rear Garden

## Annual Service Charges

Annual service charges / management services: £141.00

## Special Offers \*

Make your move happen with Miller when you choose an offer on selected homes - a reduced mortgage interest rate for the initial term with Own New Rate Reducer\* OR a Deposit Contribution\* OR there's Part Exchange\* or Assisted Move\*. T&Cs apply.

\* Terms and conditions apply

## Own New Rate Reducer

You could reduce the mortgage interest rate for the initial term on your brand new Miller home. Selected homes, T&Cs apply.

## Agents Disclaimer

## Disclaimer - Council Tax Band Rating - Gedling BC - Rate B

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

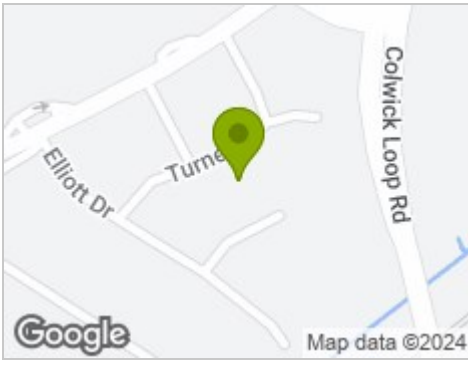
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



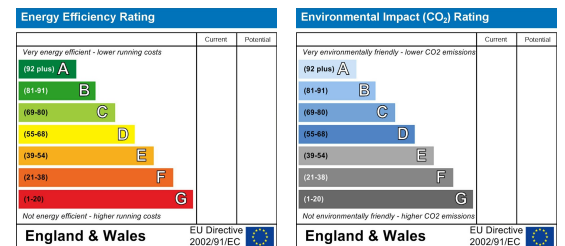
## Floor Plan



## 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.