

HoldenCopley

PREPARE TO BE MOVED

Fairfield Street, Bingham, Nottinghamshire NG13 8FB

Guide Price £600,000 - £650,000

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DETACHED HOUSE WITH AN ANNEX...

Nestled close to Bingham Town Centre, this delightful detached house is perfectly positioned on a generous plot, making it ideal for a growing family. The main house and an annex to the rear provide versatile living spaces and a host of desirable features. The ground floor welcomes you with a porch and a spacious entrance hallway leading to a dining room, a cosy living room with access to a bright conservatory with double French doors opening out to the rear garden, and a well-appointed kitchen diner with sliding patio doors that open to the expansive rear garden. Additional conveniences include a utility room with access to the garage, equipped with electric doors opening onto the driveway, a fourth bedroom/sitting room, and a ground-floor W/C. The first floor boasts three comfortable bedrooms and a modern three-piece bathroom suite, offering ample space for family living. The annex, with its own entrance hallway, comprises a bedroom with fitted wardrobes, a stylish three-piece bathroom, a fitted kitchen, and a living room with sliding patio doors providing direct access to the serene rear garden. Outside, the property features a driveway accommodating several vehicles, an electrical vehicle charging point, courtesy lighting, and gated access to the rear garden. The generous-sized garden is a haven with a well-maintained lawn, a shed, patio seating areas, planted borders with established shrubs, bushes, and trees, gravelled sections, a hedge boundary, and additional gated access. Located within easy reach of Bingham's shops, schools, marketplace, and eateries, and benefiting from excellent transport links, this detached house is a perfect family home offering both space and convenience.

MUST BE VIEWED





- Detached House With An Annex
- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Two Fitted Kitchen & A Utility Room
- Two Three Piece Bathroom Suites & A Ground Floor W/C
- Garage & Driveway For Several Vehicles
- Enclosed Rear Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

The porch has two UPVC double glazed windows to the front elevation, tiled flooring, and a UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation, and a single door providing access to the ground floor accommodation.

W/C

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a countertop wash basin, partially tiled walls, and carpeted flooring.

Dining Room

11'6" x 11" (3.51m x 3.40m)

The dining room has a UPVC double glazed bow window to the front elevation, a radiator, coving to the ceiling, and open access into the living room.

Living Room

13'5" x 12'1" (4.11m x 3.70m)

The living room has carpeted flooring, a TV point, coving to the ceiling, a feature fireplace with a tiled hearth, and sliding patio doors providing access into the conservatory.

Conservatory

14'6" max x 8'0" max (4.43m max x 2.44m max)

The conservatory has carpeted flooring, a UPVC double glazed window surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

Kitchen Diner

21'9" max x 12'6" max (6.63m max x 3.83m max)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a dishwasher, two radiators, coving to the ceiling, space for a dining table, recessed spotlights, tiled splashback, tiled and carpeted flooring, a UPVC double glazed window to the rear elevation, sliding patio doors opening out to the rear garden, and access into the pantry.

Pantry

7'8" x 2'9" (2.34m x 0.86m)

The pantry has an obscure glass window, space for a tumble dryer, space for a chest freezer, and tiled flooring.

Utility Room

12'5" x 4'9" (3.79m x 1.46m)

The utility room has vinyl flooring, space for a fridge freezer, a wall-mounted unit, a single door providing access to the front door of the annex, and access into the garage.

Garage

16'10" x 8'6" (5.14m x 2.60m)

The garage has a wall-mounted boiler space for a tumble dryer, ample storage, and electric door opening out to the driveway.

Bedroom Four / Sitting Room

11'5" x 9'3" (3.50m x 2.82m)

The fourth bedroom/sitting room has a UPVC double glazed bow window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Annex Entrance Hall

The annex entrance hall has carpeted flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Annex Bedroom

13'1" x 8'2" (4.01m x 2.49m)

The annex bedroom has a UPVC double glazed bow window to the rear elevation, a radiator, double fitted wardrobes, and carpeted flooring.

Annex Bathroom

8'0" x 5'1" (2.45m x 1.55m)

The annex bathroom has a UPVC double glazed window to the rear elevation, a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted electric shower, a radiator, floor-to-ceiling tiling, and carpeted flooring.

Annex Kitchen

12'6" x 9'3" (3.83m x 2.83m)

The annex kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, a wall-mounted boiler, space for a freestanding cooker, water proof splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening out to the rear garden.

Annex Living Room

16'2" x 12'6" (4.95m x 3.83m)

The annex living room has a UPVC double glazed bow window to the rear elevation, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, carpeted flooring, and sliding patio doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Bedroom One

11'8" x 11'10" (3.57m x 3.61m)

The first bedroom has a UPVC double glazed window to the side elevation, a radiator, triple fitted wardrobes, and carpeted flooring.

Bedroom Two

12'0" x 11'8" (3.67m x 3.57m)

The second bedroom has a UPVC double glazed window to the side elevation, a radiator, double fitted wardrobes, and carpeted flooring.

Bedroom Three

9'2" x 7'7" (2.81m x 2.33m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes and overhead cupboards, and carpeted flooring.

Bathroom

11'5" x 5'4" (3.49m x 1.65m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush WC, a vanity style wash basin with a swan neck mixer tap, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, a shaver socket, a radiator, floor to ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a driveway for several vehicles, an electric vehicle charging point, and gated access to the rear garden.

Rear

To the rear of the property is a generous-sized rear garden, with a lawn, a shed, patio seating areas, plated borders with established shrubs, bushes and trees, gravelled areas, a hedge boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload speed 100Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Yes (The annex cannot be sold separately)

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the Annex has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Rushcliffe Borough Council - Band D for the main house and Band A for the Annex
This information was obtained through the directgov website. HoldenCopley 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.

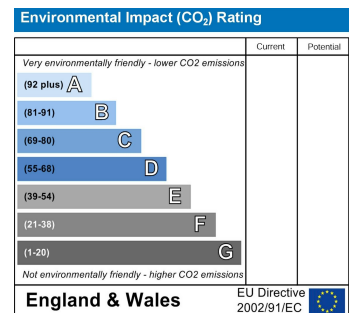
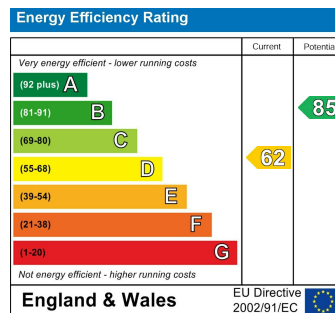
The vendor has advised the following:

Property Tenure is Freehold

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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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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