

HoldenCopley

PREPARE TO BE MOVED

Johnson Road, Bingham, Nottinghamshire NG13 7AH

£395,000

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WELL PRESENTED THROUGHOUT...

This beautifully presented four-bedroom detached home offers an exceptional opportunity for a growing family to move in and enjoy immediately. Situated within a modern development, the property benefits from convenient access to Bingham's town centre, with its selection of shops and amenities, as well as nearby schools and excellent transport links. On the ground floor, the home welcomes you with a spacious entrance hall that leads to a guest W/C and a comfortable living room. The heart of the home is a generous, contemporary kitchen-diner, thoughtfully designed with a central island, breakfast bar, and plenty of fitted storage. Bi-folding doors open seamlessly onto the rear garden, creating a perfect flow between indoor and outdoor living. Upstairs, there are four well-proportioned bedrooms, with the master suite featuring its own en-suite bathroom. The first floor also accommodates a stylish three-piece family bathroom, providing both functionality and comfort. Externally, the property is equally impressive. At the front, there are well-maintained planted areas with established shrubs and bushes, subtle courtesy lighting, and a driveway leading to the garage. The rear garden is fully enclosed, offering a mix of spaces for both relaxation and practical use. It includes two patio areas ideal for outdoor dining or entertaining, a gravelled section for low-maintenance appeal, and a neatly kept lawn. The garden is further enhanced with external electric sockets and secure fencing, ensuring privacy and peace of mind.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'10" x 7'11" (max) (4.53m x 2.43m (max))

The entrance hall has Herringbone-style flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

7'0" x 2'9" (2.15m x 0.86m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a radiator, partially tiled walls, and wood-effect flooring.

Living Room

16'2" x 10'2" (4.95m x 3.10m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen/Diner

18'5" x 14'0" (max) (5.63m x 4.29m (max))

The kitchen/diner has a range of fitted base and wall units with worktops and a central island with a breakfast bar, a stainless steel sink with a swan mixer tap and drainer, an integrated double oven, a gas ring hob and extractor hood, an integrated dishwasher, an integrated fridge freezer, an in-built cupboard, space for a dining room, a vertical radiator, Herringbone-style flooring, and bi-folding doors opening to the rear a garden.

FIRST FLOOR

Landing

14'2" x 8'11" (max) (4.32m x 2.74m (max))

The landing has a UPVC double glazed window to the side elevation, a radiator, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

12'5" x 9'1" (max) (3.81m x 2.79m (max))

The first bedroom has s UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

6'5" x 5'10" (max) (1.96m x 1.79m (max))

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

Bedroom Two

11'8" x 9'1" (3.58m x 2.78m)

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

Bedroom Three

8'11" x 7'1" (2.74m x 2.18m)

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

Bedroom Four

8'11" x 6'9" (2.74m x 2.08m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7'1" x 5'6" (2.16m x 1.69m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property are planted area's with established shrubs and bushes, courtesy lighting, a driveway with access into the garage, and access to the rear garden.

Garage

20'4" x 10'4" (max) (6.20m x 3.17m (max))

The garage has lighting, electrics, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property, there is a fully enclosed garden featuring a combination of

spaces for relaxation and practical use. It includes two patio seating areas, ideal for outdoor dining or entertaining, a gravelled section for low-maintenance appeal, and a well-kept lawn. The garden is also equipped with external electric sockets and is enclosed by a fence-panelled boundary, providing both security and privacy.

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 1800Mbps and Upload Speed 220Mbps

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

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:

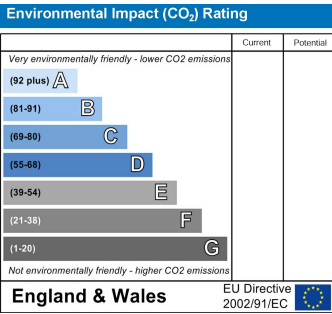
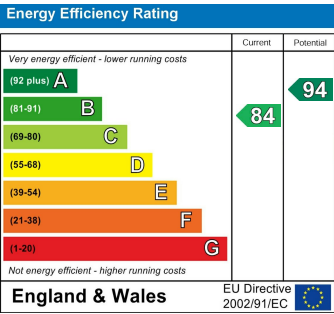
Property Tenure is Freehold

Service Charge approx. £60.00 per year

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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.

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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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