



## 16 Burrows Drive

Bingham, Nottingham, NG13 7AT

**Guide Price £425,000 to £445,000**

An immaculately presented modern detached family home offered for sale with no upward chain. Upgrades from new include; flooring, tiling, towel rails, downlights, kitchen doors and Zanussi integrated appliances. Blinds are also included and the property occupies a prime position next to the show home, overlooking the landscaped attenuation basin at the front. To the ground floor there is a welcoming Entrance Hall with an under stairs storage cupboard, tiled flooring and inset door mat, Study, Living Room, Dining Room with double doors to the Kitchen and a Utility Room with a WC. To the First Floor there is a Family Bathroom and four good-sized Bedrooms, all with TV aerial points and an En-Suite Shower Room to the Master Bedroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – B.

**COUNCIL TAX BAND** – F.

**LOCAL AUTHORITY** - Rushcliffe Borough Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Bingham is a popular Market Town offering a whole range of amenities to include supermarkets, local shops, schools and great public transport links by road and rail.



## ACCOMMODATION

### KITCHEN

15' 4" x 10' 8" (4.67m x 3.25m) Fitted with a range of Shaker style units incorporating a one and a half bowl sink unit with mixer tap, fitted oven, five ring gas hob with a chimney hood, integrated fridge freezer and dishwasher, tiled flooring, glass splashback and window to the front elevation.

### DINING ROOM

12' 10" x 10' 7" (3.91m x 3.23m) With French doors to the rear garden and a radiator.

### LIVING ROOM

15' 7" x 12' 10" (4.75m x 3.91m) With French doors to the rear garden and a radiator.

### STUDY

With window to the front elevation and a radiator.

### UTILITY ROOM / WC

Fitted with a range of units, tiled flooring, radiator, integrated washer dryer, inset wash hand basin, extractor and low level WC.

### BEDROOM ONE

15' 11" x 11' 11" maximum measurements (4.85m x 3.63m) With window to the front elevation, radiator and a door to:-

### EN-SUITE

6' 7" x 4' 9" (2.01m x 1.45m) Fitted with a low level WC, pedestal wash hand basin, extractor fan, chrome heated towel rail and a shower cubicle with mains shower.

### BEDROOM TWO

15' 3" x 10' 7" L-shape, maximum measurements (4.65m x 3.23m) With window to the rear elevation and a radiator.

### BEDROOM THREE

13' 1" x 10' 7" (3.99m x 3.23m) With window to the front elevation and a radiator.

### BEDROOM FOUR

12' 2" x 8' 3" (3.71m x 2.51m) With window to the rear elevation and a radiator.

### FAMILY BATHROOM

8' 9" x 6' 11" (2.67m x 2.11m) Fitted with a low level WC, pedestal wash hand basin, extractor, chrome heated towel rail and bath with a mains shower over.

### OUTSIDE

To the side there is a driveway proving tandem parking, access to the garage and gated access to the enclosed lawned garden with a paved patio area. There is a low maintenance gravelled area to the front.





**WEBSITE**

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SMS & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

**GENERAL**

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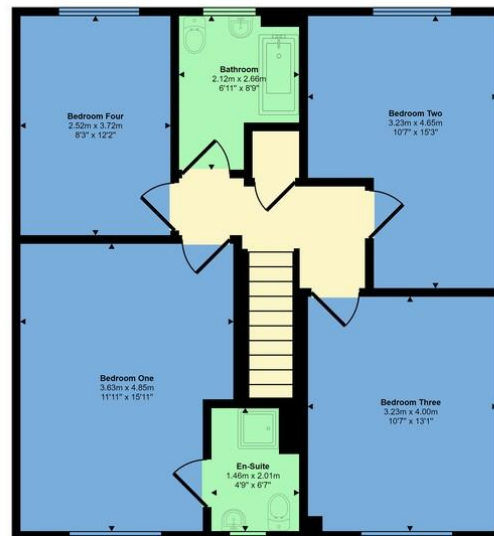
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Approx Gross Internal Area  
142 sq m / 1532 sq ft



Ground Floor  
Approx 71 sq m / 768 sq ft



First Floor  
Approx 71 sq m / 764 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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