



Swale Grove

BINGHAM

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BINGHAM, NOTTINGHAMSHIRE, NG13 8YT

Constructed by Miller Homes in 2010, this wonderful detached four bedroom property offers a wealth of living accommodation arranged over two floors, including an open plan kitchen dining room, a living room and a separate study. . Externally the low maintenance garden is sectioned to provide ample space for relaxing, entertaining or recreational activities. This property is the perfect family home, all within easy reach of Bingham's local amenities.

The front door opens into the entrance hall with stairs rising to the first floor landing. This central space acts as the hub of the home connecting every room. An understairs cupboard provides excellent storage space, whilst a door at the rear of the hall leads to a cloakroom fitted with wash hand basin and WC.

To the right of the hallway is a useful ground floor study, complete with fitted desk and accompanying base and wall cabinetry that provides extensive storage space. To the rear of the study, overlooking the rear garden through French Patio doors is a well proportioned living room.







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Spanning the entire left-hand side of the ground floor is a lovely dual aspect kitchen cum dining room with a lovely dining end. The kitchen offers a vast amount of storage within a range of base, wall and full height pantry cupboards that also house the fitted fridge, freezer, single oven and 4-ring gas hob. A 1 1/2 bowl stainless steel sink with draining board and mixer tap sits perfectly under the kitchen window looking out over the rear garden, with undercounter space for a dishwasher to the left. Further cabinetry extends into the utility room, benefitting from undercounter space for both a washing machine and a tumble dryer with an external door leading to the rear garden.



the first floor

Stairs rise from the hall to the first floor landing which provides access to the four bedrooms and family bathroom.

The principal suite, located to the front of the property is fitted with a wall of build in wardrobes and benefits from a generous ensuite complete with large shower, wash hand basin and WC.

There are 3 further double bedrooms, with one benefitting from a fitted wardrobe.

Completing the first floor accommodation is the family bathroom fitted with a bath with shower over, wash hand basin and WC.





gardens

The property is approached by a pedestrian footpath to the front, whilst the driveway to the side provides off road parking for two vehicles in front of the single garage. A side door provides direct access to the garage from the garden.

Fence borders enclose the lovely low maintenance rear garden, with a pedestrian gate providing access front the driveway. Predominantly surfaced with AstroTurf, block paved paths lead down the garden from the slabbed seating area directly at the rear of the house to a deck at the rear. A section behind the garage has been gravelled with brick raised planters perfect for those with a green thumb.



local amenities

The market town of Bingham is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentists as well as several public houses, bars, coffee shops and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. As well as excellent train links from the town station.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

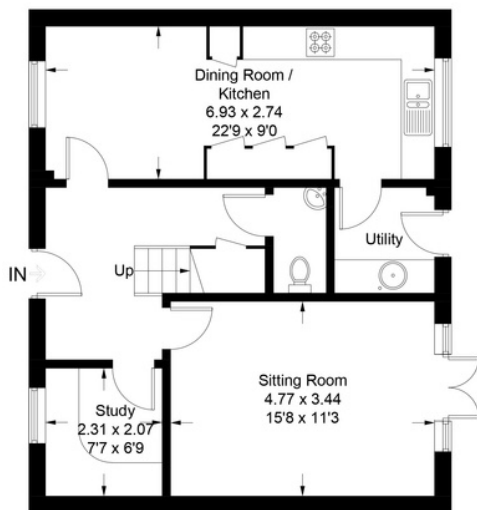
fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

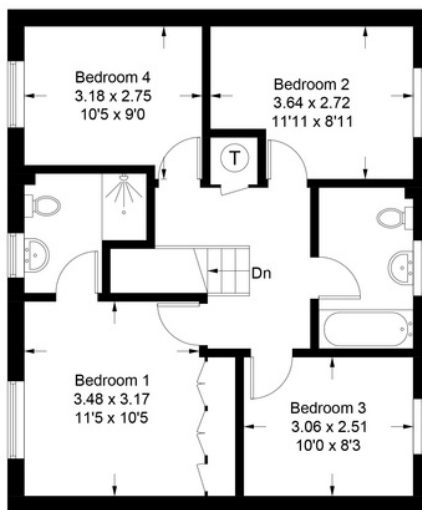




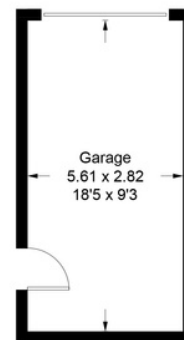
finer details



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area:
118.7 sq m / 1278 sq ft
Garage : 15.7 sq m / 169 sq ft
Total: 134.4 sq m / 1447 sq ft

Local Authority:
Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 78 | C
EPC potential: 88 | B

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.