

FOR SALE

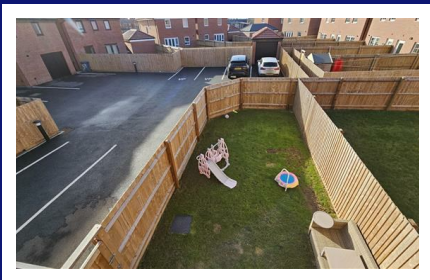
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**53 CHAPEL LANE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7DH**

£330,000

53 CHAPEL LANE, BINGHAM, NOTTINGHAMSHIRE NG13 7DH

A semi-detached family home completed by Barratt Homes to their very popular Haversham design in 2023 with an enviable position AND WESTERLY FACING rear garden. With four bedrooms, a large open plan family / dining room, separate Home Office / Bedroom 4 and a downstairs cloakroom. To the first floor is a spacious lounge, the main bedroom with en-suite shower room and to the second floor are two further double bedrooms serviced by the family bathroom.

The rear gardens are fully enclosed with off street parking spaces for two vehicles and a GARAGE to the side of which is an outside tap.

The property is being offered with the benefit of NO CHAIN to enable a speedy completion.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub!

For the current owners, the property is only a 7 minutes' walk of the Centre of the Bingham Market Place with its extensive range of shops and services and only 3 minutes of the Swimming Pool, Leisure & Community Centre.

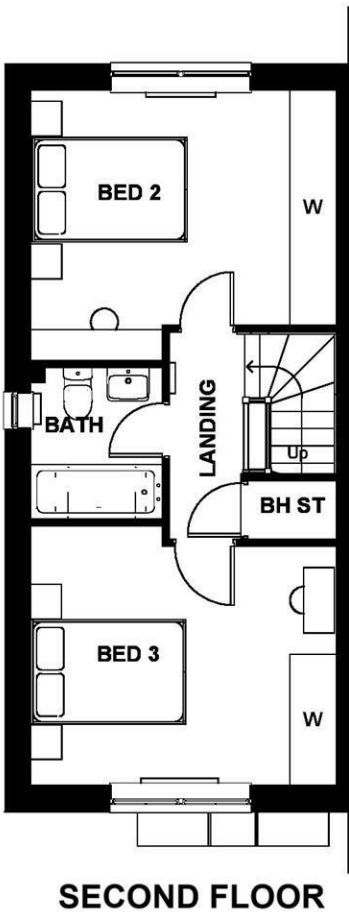
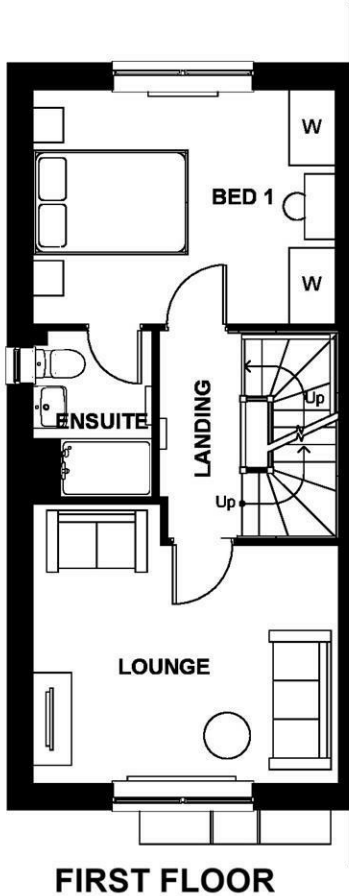
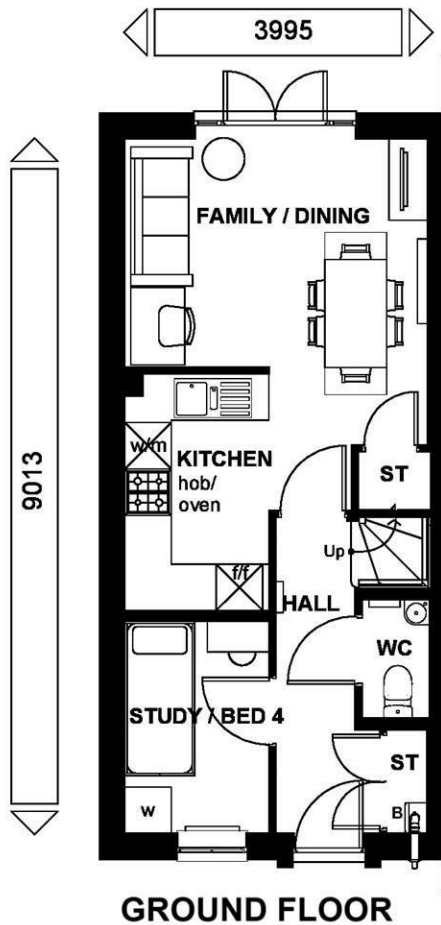
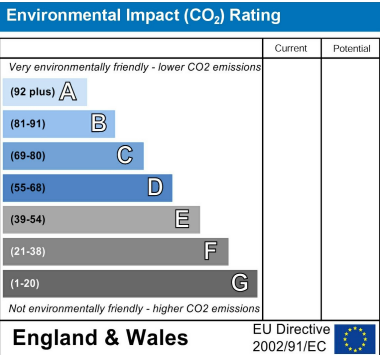
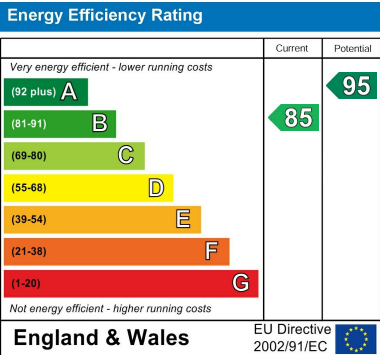


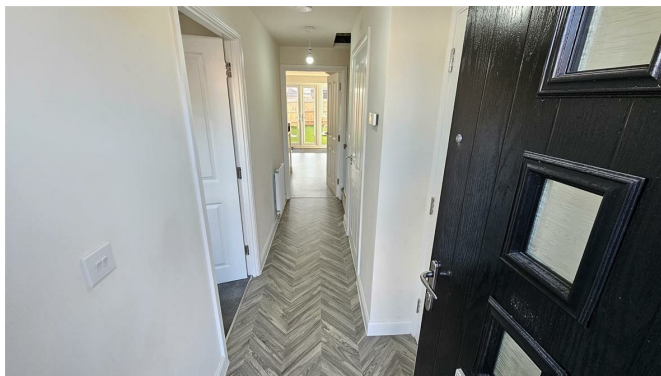
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left immediately AFTER the Traffic Island onto the private driveway that leads to the 4 properties... with Number 53 being the last house. For further parking, turn left, just after the Traffic Island onto Dunsmore Avenue and then immediate right into the Courtyard. This particular property will be found on the left hand side of Chapel Lane, clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7DH

Council Tax Band

D





Composite and double glazed entrance door leads through to

ENTRANCE HALLWAY

Stairs rising to the first floor, central heating radiator, herringbone effect flooring, useful cloaks cupboard with central heating boiler and doors leading through to:

OPEN PLAN FAMILY, KITCHEN & DINING AREA

KITCHEN AREA

10'0 x 6'0 (3.05m x 1.83m) with wood effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring gas hob with extractor hood over and electric oven under. Integrated fridge, freezer, dishwasher and washing machine. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Herringbone effect flooring.





DINING / FAMILY AREA

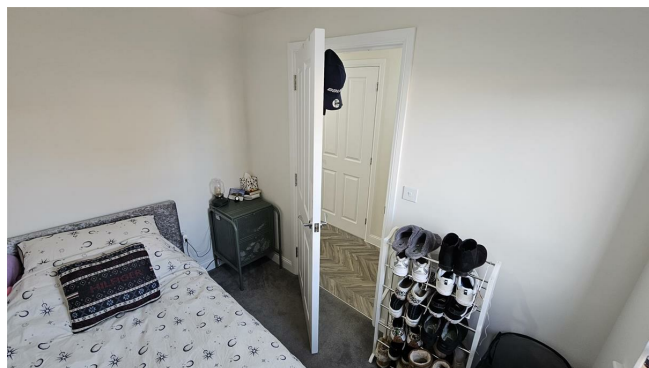
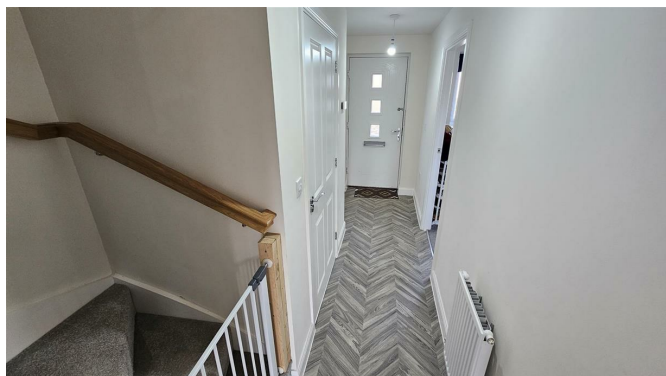
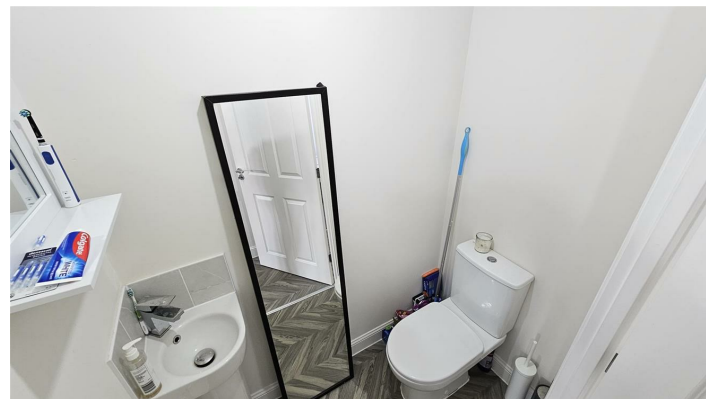
16'0 x 13'0 (4.88m x 3.96m)
with double glazed double doors leading on to the patio area of the rear garden. Central heating radiator and under stairs storage cupboard.

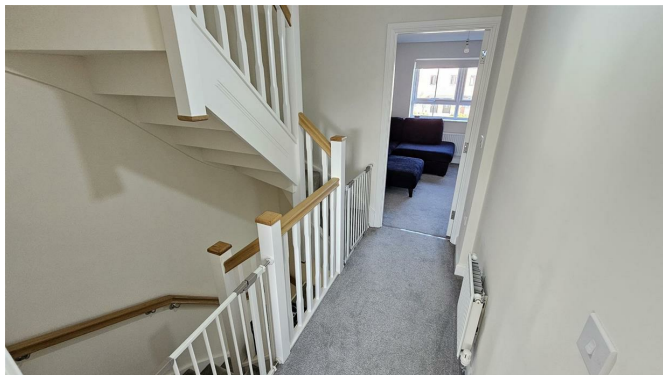
HOME OFFICE / BEDROOM 4

9'0 x 6'0 (2.74m x 1.83m)
with a double glazed window to the front and a central heating radiator.

DOWNSTAIRS W.C.

Low level flush W.C, wash hand basin and central heating radiator.





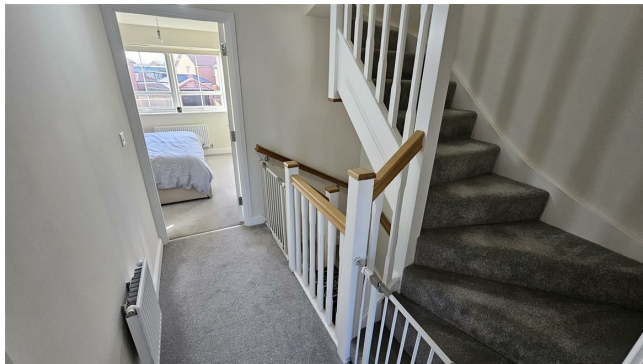
FIRST FLOOR LANDING

with a central heating radiator and doors leading through to the

LOUNGE

13'0 x 12'0 (3.96m x 3.66m)
with a double glazed window to the front and a central heating radiator.





BEDROOM ONE

13'0 x 10'0 (3.96m x 3.05m)

Double glazed window to the rear elevation, central heating radiator and door to the

EN-SUITE SHOWER ROOM

Large shower enclosure, a low level flush W.C, wash hand basin and double glazed window to side elevation. Central heating radiator.

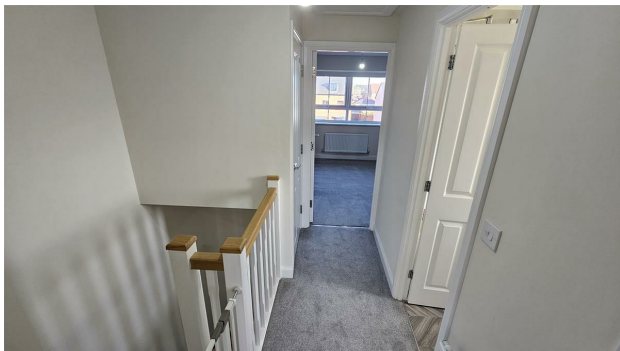




SECOND FLOOR LANDING
with a central heating radiator and door into the

BEDROOM TWO
13'0 x 11'6 (3.96m x 3.51m)
Double glazed velux window to the rear elevation and a central heating radiator.





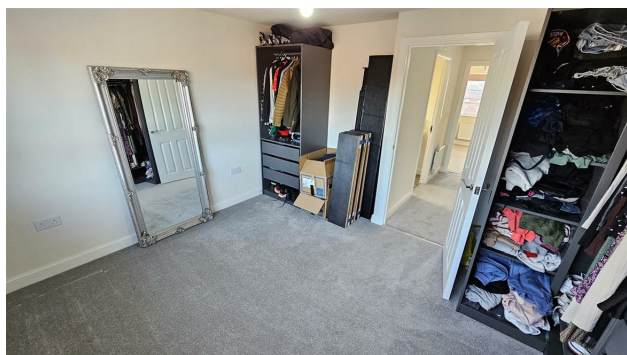
BEDROOM THREE

13'0 x 11'0 (3.96m x 3.35m)

Double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

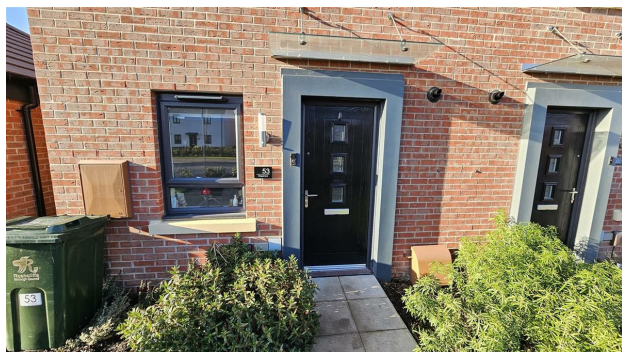
Fitted with a panelled bath with shower over and pivot screen, wash hand basin, low level flush W.C, double glazed window to side elevation and central heating radiator, Recessed lighting.





OUTSIDE - FRONT

To the front of the property is driveway providing off street parking for two vehicles... this is the last house along the shared driveway, ensuring more privacy. Gated side access to the rear garden. In addition, an outdoor light has been thoughtfully fitted to the front. The front door is set back from road with a low shrub hedge - ideal for those with smaller children. The GARAGE and parking is located within the rear courtyard, which is approached from Dunsmore Avenue.





OUTSIDE - SUNNY REAR GARDEN

A fully enclosed and westerly facing lawned garden for safe play with a small patio area and secure gated access to the courtyard GARAGE and the parking spaces that are approached from Dunsmore Avenue.





Steve Pritchett

Please contact us for a FREE discussion on our services

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