

FOR SALE

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**19 SQUIRES GROVE, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 7AW**

£285,000

19 SQUIRES GROVE, BINGHAM, NOTTINGHAMSHIRE NG13 7AW

A semi-detached family home completed by Barratt Homes to their very popular Maidstone design in 2021 with an enviable position within a small cul-de-sac just off Squires Grove.

The accommodation consists of an entrance hallway, large open plan kitchen / diner, separate lounge and a downstairs cloakroom. To the first floor is the main bedroom with en-suite shower room and two further bedrooms which are serviced by the family bathroom. The rear garden is fully enclosed and mainly laid to lawn with off street parking spaces for two vehicles to the side and an electric charging point has been sensibly provided.

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! 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.

There is a Service Charge of £91.00 per annum towards the maintenance of the Green Areas of the Development which will only be enforced upon the future completion of the Development.

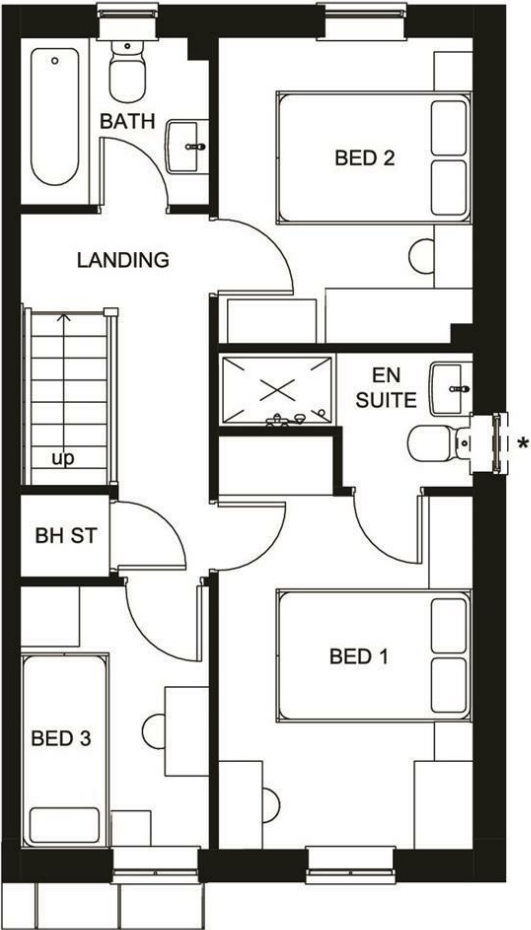
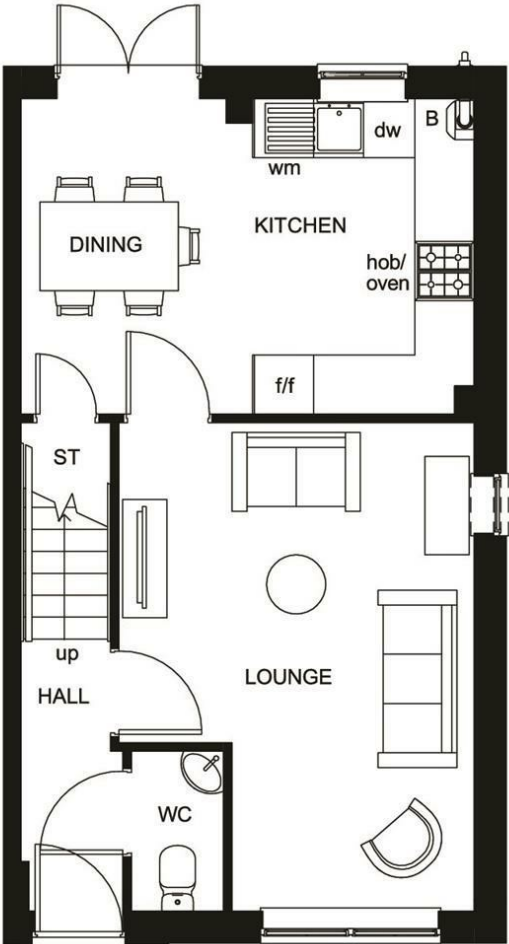
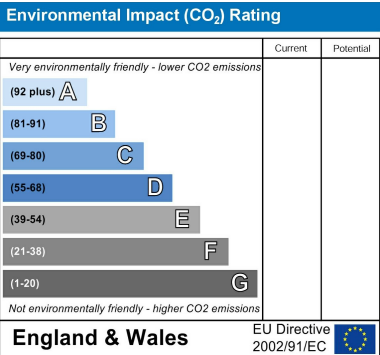
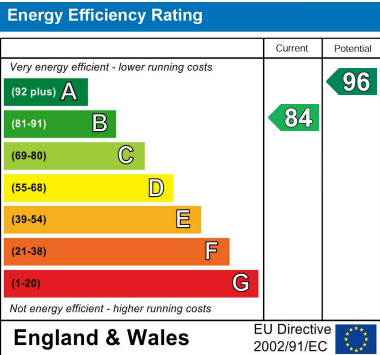


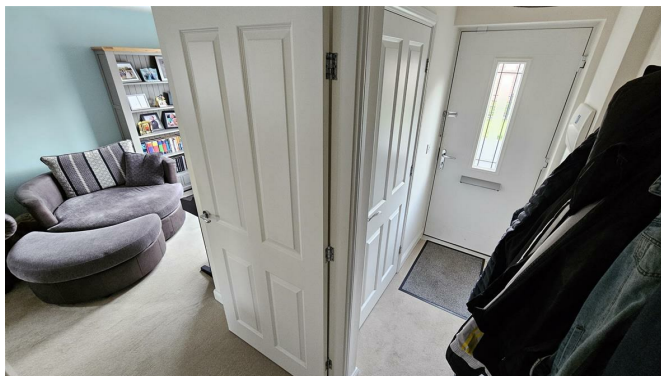
DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and pass Lidl on your left hand side. Continue along the road and turn left at the Traffic Island onto Dunsmore Avenue (the New Development). Passing the Bingham Primary School on your left, take the first turning on the left onto Henshaw Drive and continue until turning right at the 'T' junction onto Burrows Drive. Take the second left onto Squires Close and this particular property will be found within a cul-de-sac on the left hand side and clearly denoted by the Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 7AW

Council Tax Band

C





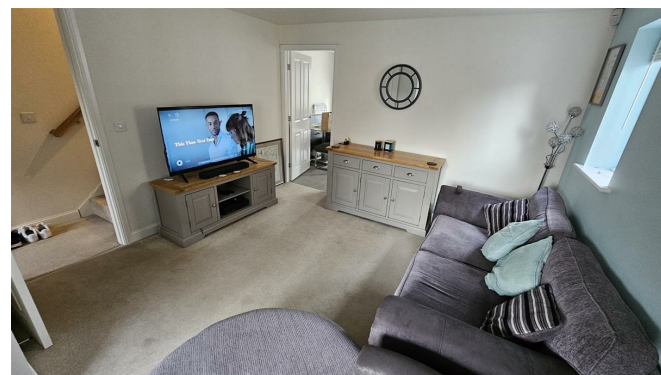
Entrance door leads through to

RECEPTION HALLWAY

with stairs rising to the first floor and a door into the

LOUNGE

16'3 x 12'0 (4.95m x 3.66m)
with a double glazed window to the front and side elevations and a central heating radiator.





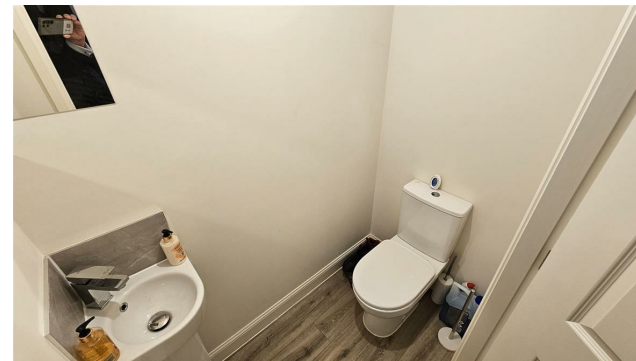
OPEN PLAN KITCHEN / DINING AREA

15'0 x 10'6 (4.57m x 3.20m)

with Butcher's block effect surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units with under lighting. Four ring electric hob with extractor hood over and electric oven under. Integrated fridge, freezer and dishwasher. Large inset stainless steel sink unit with swanhead mixer tap.

DINING AREA

with double glazed double doors leading to the southerly facing sunny rear garden. Central heating radiator and very useful and large under-stairs storage cupboard.



DOWNSTAIRS CLOAKROOM

Low level flush W.C, corner wash hand basin and wood effect flooring.





LANDING

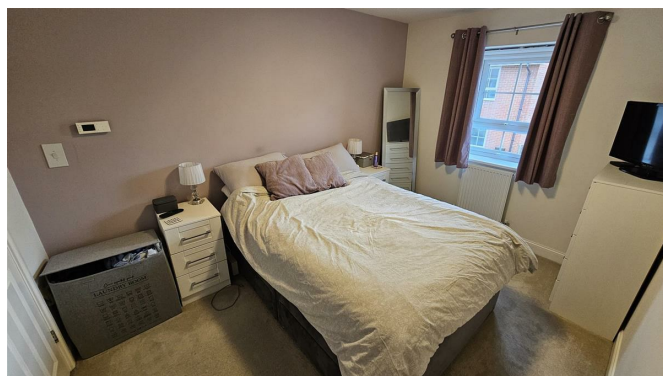
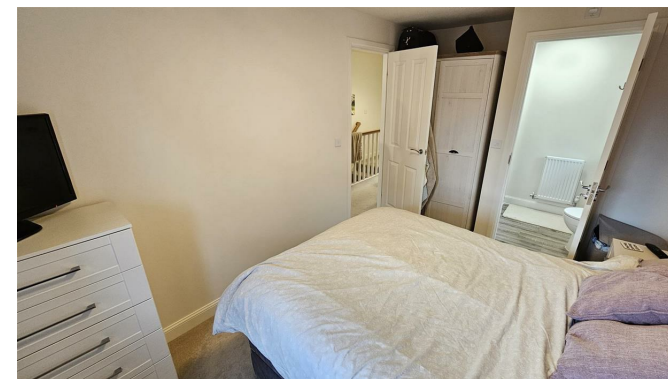
From the hallway, stairs rise to the first floor landing with a central heating radiator and doors to the following;

BEDROOM ONE

14'0 x 8'6 (4.27m x 2.59m)
with a central heating radiator and a double glazed window to the front elevation.

EN-SUITE SHOWER ROOM

7'2 x 5'11 (2.18m x 1.80m)
Double glazed window to side elevation, low level flush W.C., wash hand basin, a shower cubicle and a central heating radiator.





BEDROOM TWO

10'3 x 8'6 (3.12m x 2.59m)
with a central heating radiator and a double glazed window to the rear elevation.

FAMILY BATHROOM

with a three piece suite comprising a panelled bath with screen and shower over, a low flush W.C. and a wash hand basin. Double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE / DRESSING ROOM

8'9 x 6'4 (2.67m x 1.93m)
with a central heating radiator and a double glazed window to the front elevation. A mirror fronted wardrobe with sliding doors.





OUTSIDE - FRONT

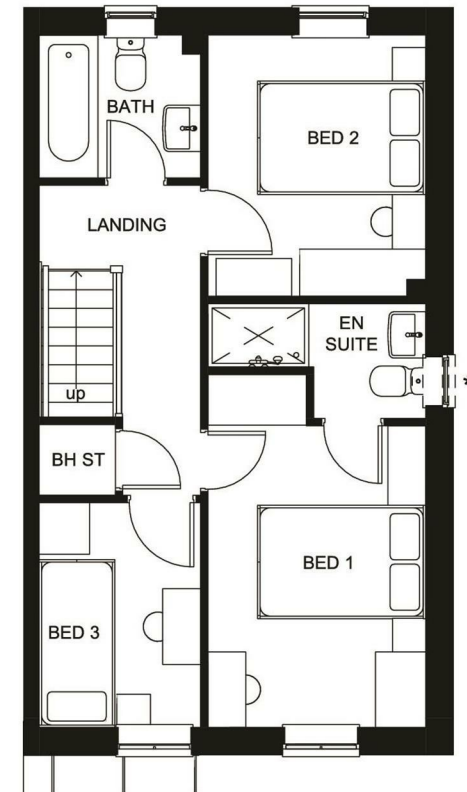
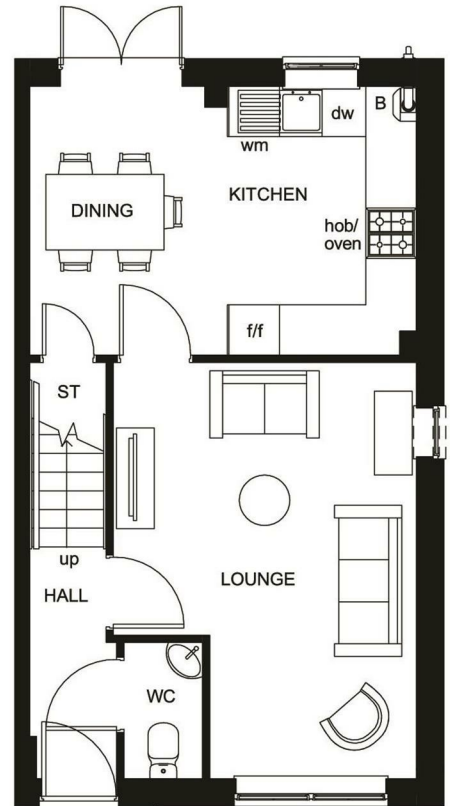
The property is located opposite with an enviable position within a small cul-de-sac just off Squires Grove. To the side of the property is driveway providing off street parking for two vehicles and gated access to the rear garden. An electric car charging point has been fitted.





OUTSIDE - REAR

To the rear is a southerly facing garden with the perfect suntrap area. The large patio area is perfect for those who enjoy private al fresco dining during those balmy summer months. The fully enclosed and lawned rear garden is ideal for the buyer who wishes to create their own landscaped haven.





Steve Pritchett

Please contact us for a FREE discussion on our services

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