



Priors Close, Bingham

Nottingham, Nottinghamshire, NG13 8EP



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Offered to the market is this detached, four bedroom family home with views to the rear over the garden and fields beyond. Located down a quiet cul-de-sac within the desirable market town of Bingham being only a short walk away from the town centre and Carnarvon Primary School. Accommodation comprises: Entrance porch, entrance hall, living room opening through to the dining room, garden room, modern kitchen, rear hall, ground floor w.c., utility room, boiler room, landing, four bedroom, family bathroom with separate w.c., garage, rear garden and off street parking. Council Tax Band - D. EPC Rating - C. Freehold. No Upward Chain.

Porch

UPVC double glazed front door with side panel, uPVC double glazed window to the side elevation and solid wooden door onto Entrance Hall.

Entrance Hall

A lovely welcoming reception with stairs rising to the first floor and doors to the Kitchen and Living Room.



Kitchen

14'0" x 6'2" (4.27 x 1.90)

Fitted with a modern range of cream fronted base and wall mounted units with wood effect work surface over, built-in under counter fridge, built-in slim-line dishwasher, inset sink, space for electric cooker, uPVC double glazed window to the rear elevation, tiled flooring, door to walk-in Pantry and door to the Rear Hall.

Rear Hall

Continuation of the tiled flooring, uPVC double glazed door to the side elevation, open through to the Utility Room and door to the ground floor W.C., and boiler room housing the gas central heating boiler.

Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, continuation of the tiled flooring and uPVC double glazed window to the side elevation.

Utility Room

7'2" x 7'6" (2.20 x 2.29)

Continuation of the tiled flooring, space and plumbing for washing machine, space for further appliances and uPVC double glazed window to the rear elevation.

Living Room

12'8" x 15'11" (3.87 x 4.87)

A lovely light and bright reception room with large uPVC double glazed window to the front elevation, open through to the Dining Room, television point and feature gas fire set on a stone hearth with a stone surround.

Dining Room

9'6" x 10'7" (2.90 x 3.23)

Wooden and glazed door and window to the Garden Room.

Garden Room

8'2" x 11'2" (2.51 x 3.42)

Another light filled room with large double glazed patio doors leading out to the Rear Garden.

Landing

Doors to the first floor accommodation and good sized airing cupboard and having loft hatch.

Master Bedroom

12'4" max x 13'1" max (3.77 max x 4.00 max)

UPVC double glazed window to the front elevation.

Bedroom Two

10'2" x 10'1" (3.12 x 3.09)

UPVC double glazed window to the rear elevation with attractive views over the Rear Garden and fields beyond, built-in wardrobes to one wall and wash basin set into a vanity storage unit. .

Bedroom Three

7'4" x 15'5" (2.25 x 4.72)

UPVC double glazed window to the rear elevation with attractive views over the Rear Garden and fields beyond.

Bedroom Four

9'11" max x 7'10" max (3.04 max x 2.39 max)

UPVC double glazed window to the front elevation. and built-in storage cupboard.

Family Bathroom

5'9" x 6'0" (1.76 x 1.83)

Fitted with a two piece suite comprising: Wash basin and panel bath with shower over, uPVC double glazed window to the rear elevation, heated towel rail and tiling to wet areas and floor.

Separate W.C.

Fitted with a W.C. and having uPVC double glazed window to the rear elevation.

Garage

Garage door to the front, uPVC double glazed window to the side elevation, light and power.

Rear Garden

Immediately to the rear of the property is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn with attractive box hedging, deep mature planted borders and pedestrian access to the front.



Outside to the Front

There is an attractive front garden laid to lawn with mature planted borders and driveway providing off street parking.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.

Note

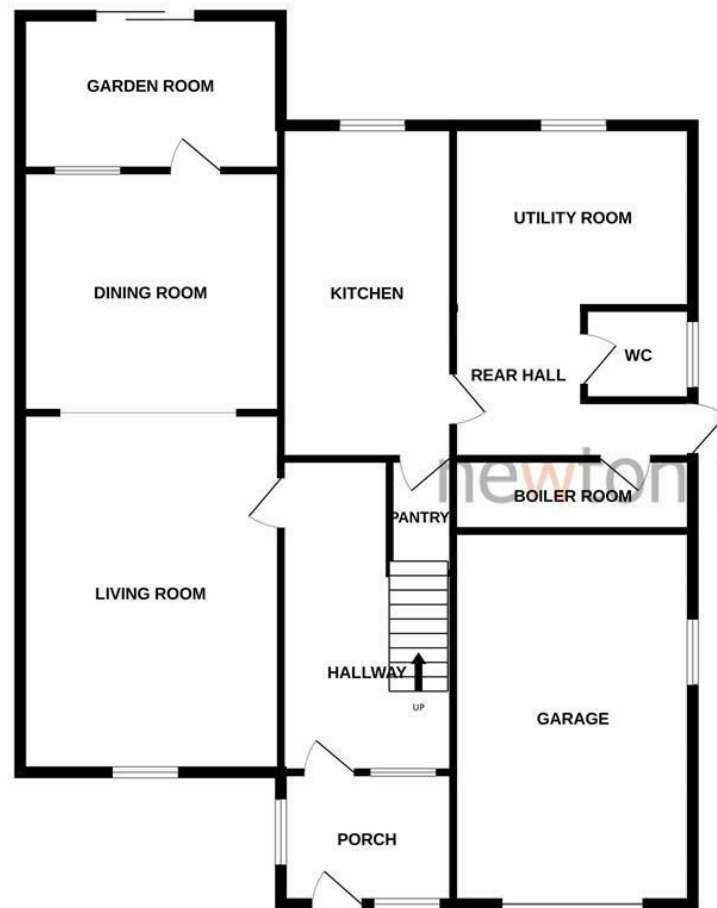
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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