



Derry Lane, Bingham  
Nottingham, NG13 8DG



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**Guide Price £300,000**

Guide Price £300,000 – £315,000

Offered to the market is this stunning three bedroom with separate study, semi-detached home. Built by Swallow Builders and being finished to a high standard. Situated in a desirable, tucked away cul de sac. within the popular market town of Bingham with accommodation comprising: Entrance hall, ground floor W.C., modern fitted kitchen all with SDA appliances, living / dining room, conservatory, three bedrooms, master having en-suite shower room, family bathroom and study to the first floor. The South facing rear garden is well maintained with established plants and there is also the benefit of a garage with a driveway providing off street parking. EPC Rating - C. Council Tax Band - C. Freehold.

**Entrance Hall**

Reception Hallway with stairs rising to the first floor, doors to the ground floor accommodation and Oak flooring.

**Downstairs W.C**

Fitted with a two piece suite comprising: Low flush W.C. and pedestal wash basin.



### Kitchen

**9'6" x 7'6" (2.90m x 2.29m)**

Fitted with a high range of CDA base and wall mounted units with L-shaped work surface over, under-mounted stainless steel sink with mixer tap, five ring gas hob with glass canopy extractor over, CDA double oven, built in dish washer, built in fridge freezer, fitted washing machine, recessed spot lights, further feature spot lights above the cooking area, roller shutter storage cupboard and double glazed window to the front elevation.

### Living Room

**15'5" x 14'6" (4.72m x 4.42m)**

Continuation of the Oak flooring, feature fireplace and doors to the Conservatory.

### Conservatory/Dining Room

**10'0" x 9'3" (3.05m x 2.82m )**

Continuation of the Oak flooring, double glazed doors opening out onto the patio and established South facing private Garden.

### Landing

Access to the loft space and doors to the first floor accommodation and storage cupboard

### Bedroom One

**12'5" max x 8'11" (3.81m max x 2.74m)**

with double glazed window overlooking the Rear Garden, door to the En-Suite and built in double wardrobe

### En-Suite Shower Room

Fitted with contemporary three piece suite comprising: Corner shower, pedestal wash basin and low flush W.C. Stainless steel towel rail and tiling to walls

### Bedroom Two

**8'11" x 7'6" (2.74m x 2.29m)**

Double glazed window to the front elevation.

### Bedroom Three

**9'8" x 8'5" (2.97m x 2.59m)**

Double glazed Velux window over looking the rear elevation

### Bedroom Four / Study

**7'6" x 6'0" (2.29m x 1.83m)**

Double glazed window to the front elevation and large built in storage.

### Family Bathroom

Fitted with a three piece suite comprising: Panel bath, pedestal wash basin and low flush W.C . and double glazed window to the rear elevation.

### Garage

Garage door to the front and rear pedestrian door.

### Outside To The Rear

The South facing, well established private garden includes: A patio area ideal for entertaining and alfresco dining and a lawn garden with walling and fencing boundaries. There is also an outside Tap and a door to the rear of the Garage.

### Outside To The Front

The property is approached via private driveway off Derry Lane leading to this exclusive court yard development. To the front of the property there is a small well maintained garden and driveway.

### Agents Note

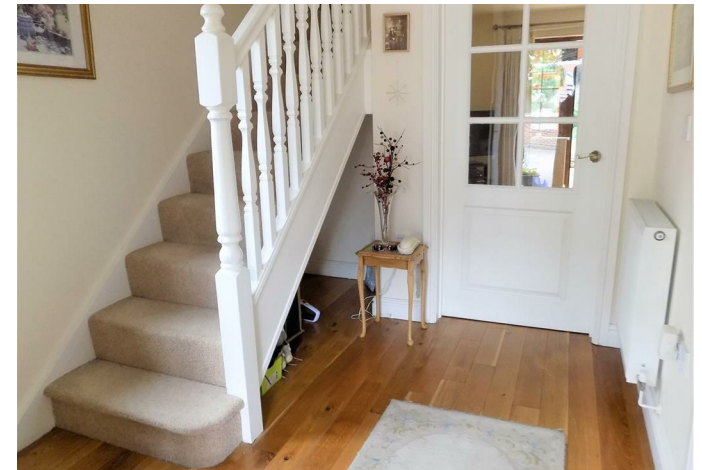
This property is Gas centrally heated, has mains drains, water and electric and broadband.

### 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.

### 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. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

