



Priors Close, Bingham
Nottingham, NG13 8EP



Priors Close, Bingham Nottingham, NG13 8EP £340,000

Offered to the market is this four bedroom, detached family home. Located within the popular Market Town of Bingham within the desirable school catchments for Carnarvon Primary and Toot Hill Comprehensive. Set down a quiet cul-de-sac with accommodation comprising: Entrance Hall, Living Room opening through to the Dining Room, Kitchen, Further Reception Room, Four good sized Bedrooms, Family Bathroom, Garage, enclosed Rear Garden with views over fields and off street parking. EPC Rating - D. Council Tax Band -C. Freehold. No Upward Chain.

Entrance Porch

UPVC double glazed front door with window to the front elevation, uPVC double glazed door to the Entrance Hall.

Entrance Hall

Stairs rising to the first floor and doors to the Living Room and Kitchen.

Living Room

16'4" x 12'5" (5 x 3.81)

UPVC double glazed window to the front elevation, television point and opening through to the Dining Room.



Dining Room

9'0" x 10'6" (2.75 x 3.22)

UPVC double glazed window and door to the Rear Garden.

Kitchen

9'0" x 8'2" (2.75 x 2.50)

Fitted with a range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for further under counter appliance, space for free standing cooker, uPVC double glazed window to the rear elevation and open through to the Third Reception Room.

Third Reception Room

20'3" max x 7'8" max (6.18 max x 2.35 max)

UPVC double glazed window to the side and rear elevations, uPVC double glazed door to the side elevation and wall mounted gas central heating boiler.

Master Bedroom

13'1" x 11'2" (3.99 x 3.42)

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

Bedroom Two

12'4" x 9'10" (3.76 x 3)

UPVC double glazed window to the rear elevation over looking the Garden and fields beyond.

Bedroom Three

20'3" max x 9'1" max (6.18 max x 2.78 max)

UPVC double glazed window to the rear elevation over looking the Garden and fields beyond and to the side elevation.

Bedroom Four

10'0" max x 7'6" max (3.07 max x 2.30 max)

UPVC double glazed window to the front elevation.

Family Bathroom

5'8" x 8'11" (1.74 x 2.72)

Fitted with a three piece suite comprising: W.C. wash basin and panel bath and having uPVC double glazed window to the rear elevation.

Garage

16'4" x 7'8" (5 x 2.35)

Garage door to the front.

Rear Garden

Laid mainly to lawn with pedestrian access down the side leading to the front.

Front Garden

Laid mainly to lawn with a 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

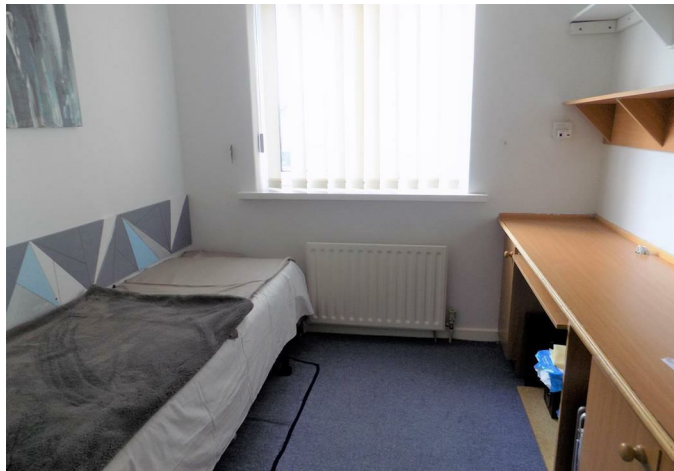
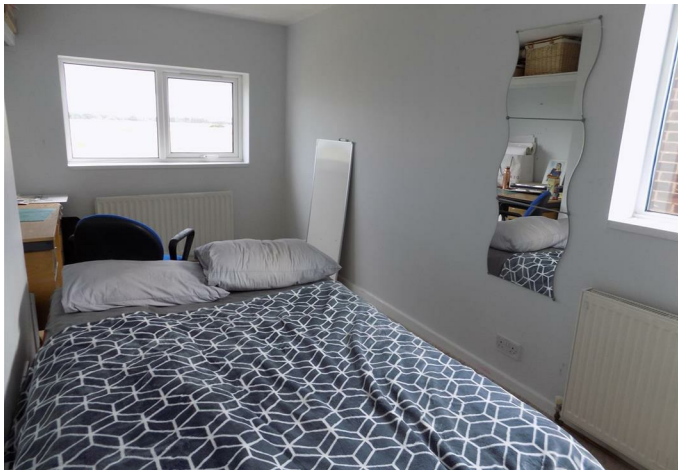
This property is Gas centrally heated, has mains drains, water and electric and broadband.

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.

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.



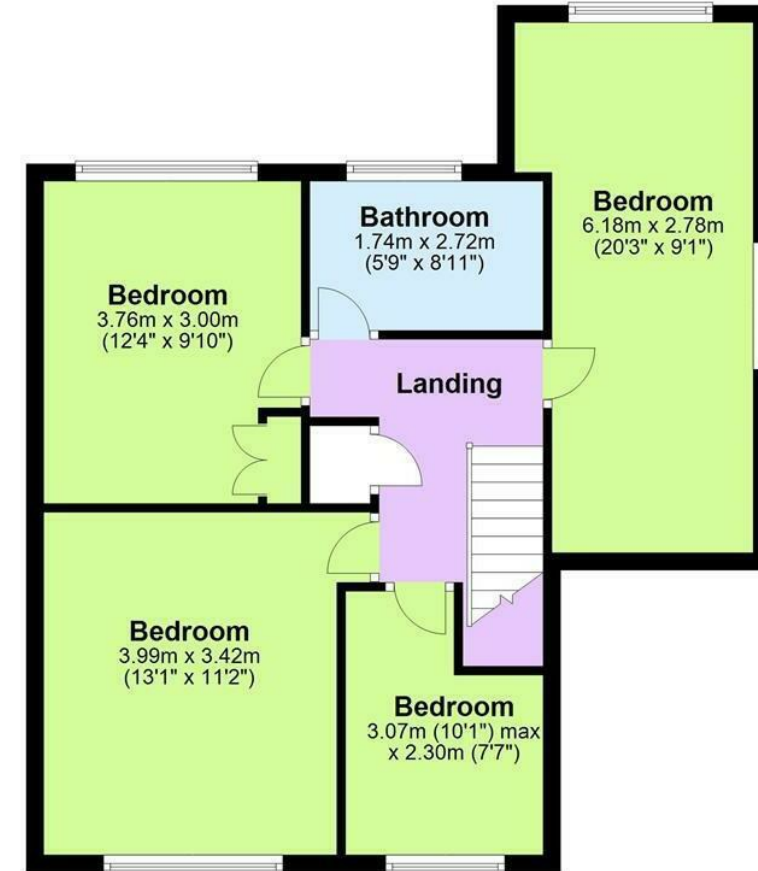


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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
Approx. 76.9 sq. metres (828.0 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 138.3 sq. metres (1489.0 sq. feet)

